

# \$849,000 - 415 6 Street Ne, Calgary

MLS® #A2239724

**\$849,000**

4 Bedroom, 4.00 Bathroom, 1,501 sqft  
Residential on 0.05 Acres

Bridgeland/Riverside, Calgary, Alberta

Filled with natural light and boasting downtown views, this modern corner-lot home offers exceptional style and functionality in the heart of Bridgeland. Designed with an open-concept layout, high ceilings, and engineered hardwood floors, the main floor flows effortlessly – perfect for entertaining or relaxing by the sleek gas fireplace. The kitchen features quartz countertops, a large island with breakfast bar, and a commercial-grade gas stove, making it the true heart of the home. Upstairs, the primary suite includes a walk-in closet and spa-like ensuite with a soaker tub and glass walk-in shower, while two additional bedrooms and a 4-piece bath complete the level.

A fully finished basement with separate entrance adds an illegal basement suite for income potential or multi-generational living, offering a bedroom with walk-in closet, full kitchen, living room, 3-piece bath, and private laundry.

Set in one of Calgary's most walkable communities, you're just minutes from downtown, top-rated restaurants, green spaces, playgrounds, transit, and Langevin School.

Built in 2022

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2239724    |
| Price          | \$849,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,501       |
| Acres          | 0.05        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 415 6 Street Ne      |
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 3Y2              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Chandelier, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove        |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Suite, Exterior Entry  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard                     |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                    |
| Construction      | Stucco, Wood Frame                                 |
| Foundation        | Poured Concrete                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 54              |
| Zoning         | M-CG d111       |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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