

# \$4,449,000 - 134 6 Avenue Nw, Calgary

MLS® #A2262896

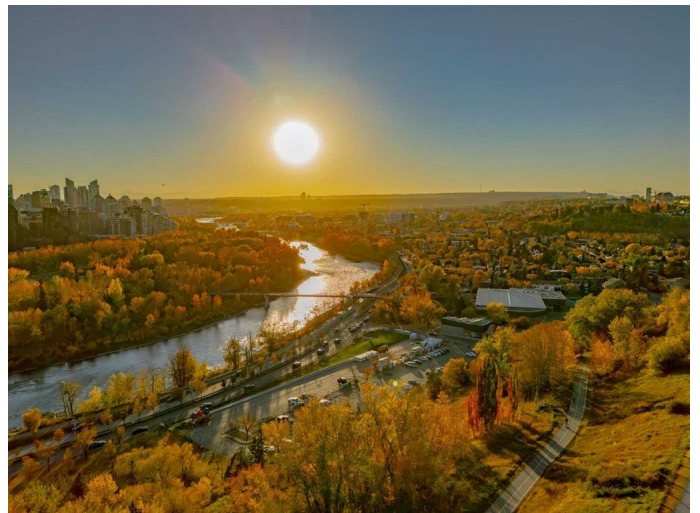
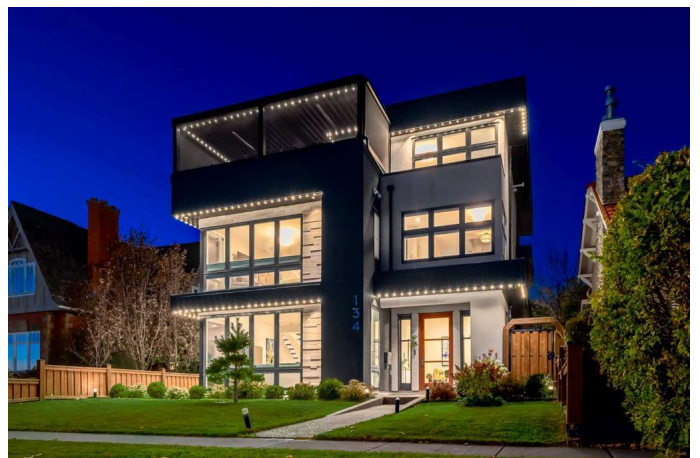
**\$4,449,000**

6 Bedroom, 7.00 Bathroom, 4,288 sqft

Residential on 0.13 Acres

Crescent Heights, Calgary, Alberta

The View at the Edge embodies modern architecture at its peak—framing Calgary’s downtown skyline, Bow River & Rocky Mountain views from every level while uniting precision design, comfort & function across nearly 8,000 sqft of refined living. A sculptural façade opens to soaring spaces anchored by 2 elegant fireplaces—a wood-burning hearth welcoming guests near the front and a gas feature wrapped in contemporary stone at the rear. From the front entry, wide-plank engineered hardwood guides you through the chef’s kitchen, where Miele appliances, steam & speed ovens, built-in espresso bar, dual dishwashers & a waterfall quartz island set the stage for culinary artistry. The kitchen flows naturally into the dining area, which opens through bifold glass doors to a heated patio—a private, low-maintenance extension of the living space designed for effortless entertaining and relaxation. Upstairs, the primary suite commands the home’s most breathtaking vantage—floor-to-ceiling windows framing the Bow River, downtown skyline & Rocky Mountains in one sweeping view. Dual dressing rooms & a spa ensuite w/ heated floors, freestanding tub & glass shower w/ steam system complete the retreat. 2 additional bedrooms—one concealing a soundproof, secure safe walk-in closet behind disguised shelving—share a full bath & a luxurious laundry room w/ extensive cabinetry, quartz counters & sink. Throughout the baths,



sculptural faucets and fixtures elevate every detail. The top level blends productivity & leisure: a bonus room, 2 offices, a wet bar beside a corner library, and a rooftop terrace engineered for four-season comfort.

Retractable screens, adjustable louvres, built-in heaters & gas line transform it into an outdoor living room showcasing one of the best views in Crescent Heights—a triple panorama of city, river & mountains few properties can match. Below grade, discover a soundproof music studio w/ double doors; a gym, office, recreation lounge & bar, each warmed by hydronic in-slab radiant heating powered by an efficient boiler system. A 2nd laundry area, extra refrigeration & dedicated storage (incl. a locked storage room) deliver everyday practicality to match the home's grandeur.

A vaulted carriage suite above the garage offers full kitchen, bedroom w/ walk-in closet, 5-pc bath, laundry & private elevator—ideal for guests, in-laws or a nanny. Elevators serve every level, & a heated, fully integrated tunnel links the residence to the detached triple garage - so seamless you hardly realize you've left the home. Engineered for longevity & ease: poured-concrete foundation, insulated envelope, triple-pane glazing, multiple high-efficiency furnaces, HRV ventilation, Lutron smart lighting & a heated driveway to keep winters effortless. A fire-sprinkler system adds peace of mind equal to the beauty. From its triple-panoramic views to its hidden engineering brilliance, The View at the Edge is Calgary's signature statement of modern luxury. Inquire directly for your private showing.

Built in 2018

## Essential Information

MLS® #

A2262896

|                |             |
|----------------|-------------|
| Price          | \$4,449,000 |
| Bedrooms       | 6           |
| Bathrooms      | 7.00        |
| Full Baths     | 5           |
| Half Baths     | 2           |
| Square Footage | 4,288       |
| Acres          | 0.13        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 134 6 Avenue Nw  |
| Subdivision | Crescent Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 0A1          |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Parking Spaces | 5                                                           |
| Parking        | Heated Garage, Insulated, Oversized, Triple Garage Detached |
| # of Garages   | 3                                                           |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, Elevator, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Separate Entrance, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound, Smart Home |
| Appliances        | Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator, ENERGY STAR Qualified Appliances, Humidifier, See Remarks                                                                                              |

|                 |                                                                                                                                                                              |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heating         | Boiler, High Efficiency, In Floor, Electric, In Floor Roughed-In, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Hot Water, Natural Gas, Fireplace Insert, Zoned |
| Cooling         | Central Air, Sep. HVAC Units                                                                                                                                                 |
| Fireplace       | Yes                                                                                                                                                                          |
| # of Fireplaces | 5                                                                                                                                                                            |
| Fireplaces      | Basement, Electric, Family Room, Gas, Living Room, Other, Stone, Wood Burning, Decorative, Gas Starter                                                                       |
| Has Basement    | Yes                                                                                                                                                                          |
| Basement        | Full                                                                                                                                                                         |

## Exterior

|                   |                                                                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Courtyard, Lighting, Private Yard                                                                                                                                                                    |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Underground Sprinklers, Views, Yard Drainage, Yard Lights |
| Roof              | Asphalt Shingle, Flat, Membrane                                                                                                                                                                                    |
| Construction      | Mixed, Stucco, Wood Frame, ICFs (Insulated Concrete Forms)                                                                                                                                                         |
| Foundation        | Poured Concrete                                                                                                                                                                                                    |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 5                  |
| Zoning         | R-CG               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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