

**420 6A Street NE**  
**Calgary, Alberta**

**MLS # A2231384**



**\$979,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Bridgeland/Riverside                      |               |                  |
| <b>Type:</b>     | Residential/Duplex                        |               |                  |
| <b>Style:</b>    | 3 (or more) Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 2,051 sq.ft.                              | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                    |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                                 |               |                  |
| <b>Lot Feat:</b> | Back Lane, Rectangular Lot                |               |                  |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

Welcome to this beautifully designed and meticulously maintained duplex located on a quiet, tree-lined street in the sought-after community of Bridgeland. Offering over 2,000 square feet of sophisticated living space, this 4-bedroom, 4.5-bathroom home combines luxurious upgrades, functional design, and a prime inner-city location just steps to some of Calgary's most beloved amenities. The main floor features an open-concept layout ideal for both entertaining and everyday living. The chef's kitchen is the heart of the home, complete with a high-end gas range, upgraded matte black finishings, and plenty of counter and cabinet space. A spacious dining area is perfect for dinners with family and friends and the bright and airy living room features a gas fireplace, adding warmth and modern elegance. Large windows throughout provide an abundance of natural light, while thoughtful design choices create a cohesive and stylish aesthetic. Upstairs, the second level hosts two generously sized bedrooms, each with its own ensuite bathroom, including a stunning primary retreat with a spa-inspired ensuite and walk-in closet. Just outside the primary bedroom, you'll find a conveniently located laundry area – no need to haul clothes up and down stairs! The upper third level features a bedroom with ensuite bathroom and versatile bonus room that can be used as a home gym, office, TV lounge, or guest retreat. Step out onto the private rooftop patio to take in the unobstructed, panoramic views of the downtown skyline – a rare and incredible feature that sets this property apart. The fully finished basement offers an additional bedroom and full bathroom, along with ample space for a playroom, media room, or extra storage. Other notable upgrades include a water softener and a reverse osmosis water filtration system for fresh, high-quality drinking water. Step

outside to enjoy your private, low-maintenance backyard &mdash; perfect for morning coffee, summer BBQs, or evening unwinding &mdash; and enjoy the convenience of a detached double garage. The location is truly unbeatable: just steps from a park, playground, and the highly regarded Riverside School. You're also within easy walking distance to the best of Bridgeland, including Una Pizza, Phil & Sebastian, Village Ice Cream, Bike and Brew, and countless other local favourites. This is a rare opportunity to enjoy the perfect balance of quiet residential living and vibrant urban lifestyle &mdash; all wrapped in a stylish, move-in ready home in one of Calgary's most sought-after inner-city communities. Welcome to Bridgeland living at its finest.