

\$1,288,000 - 2333, 2335 6 Avenue Nw, Calgary

MLS® #A2261458

\$1,288,000

8 Bedroom, 4.00 Bathroom, 1,825 sqft
Residential on 0.15 Acres

West Hillhurst, Calgary, Alberta

An exceptional opportunity in one of Calgary's most desirable inner-city neighbourhoods – welcome to this full side-by-side duplex in West Hillhurst. Offering over 1,750 sq.ft. of total living space per side, this property is perfect for multi-generational living, investors, or those seeking a blend of lifestyle and income potential.

Each side features a spacious 4-bedroom, 2-bathroom layout, providing comfort and functionality for families or roommates alike. Thoughtful renovations throughout ensure modern appeal while maintaining character and charm. Ample storage space and dedicated parking add to everyday convenience.

With one side currently rented, you can enjoy immediate income potential while living in or leasing the other unit. This flexible setup makes the property an excellent choice for long-term investment in a high-demand rental market.

Set on a quiet, tree-lined street, you're just minutes from the vibrant amenities of Kensington, the Bow River pathways, top-rated schools, shops, restaurants, and a quick commute downtown. West Hillhurst is a neighbourhood known for its walkability, community feel, and strong property values. Don't miss this rare chance to own a full duplex in such a sought-after location – whether for investment, family living, or both, this home checks all the boxes.



Built in 1968

Essential Information

MLS® #	A2261458
Price	\$1,288,000
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	1,825
Acres	0.15
Year Built	1968
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	2333, 2335 6 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0X3

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad, Stall

Interior

Interior Features	Natural Woodwork, See Remarks, Storage
Appliances	Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Partially Finished, Exterior Entry

Exterior

Exterior Features	Balcony
Lot Description	Back Lane

Roof	Asphalt
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	19
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.