



THE
A-TEAM

**RE/MAX
FIRST**

2028 6 Street, Calgary T2E 3Z1

MLS®#: **A2151569**

Area: **Winston Heights/Mountview**

Listing Date: **07/23/24**

List Price: **\$744,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 23-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Calgary**
Year Built: **1957**

Finished Floor Area
Abv Sqft: **916**
Low Sqft:
Ttl Sqft: **916**

DOM

55
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Low Maintenance Landscape,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Metal Siding ,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`7" x 4`10"
Bedroom	Main	9`0" x 8`10"
Kitchen	Main	11`11" x 9`2"
Bedroom	Basement	8`0" x 7`6"
Kitchen	Basement	11`3" x 10`1"

Room	Level	Dimensions
Bedroom - Primary	Main	13`0" x 11`7"
Dining Room	Main	9`0" x 8`6"
4pc Bathroom	Basement	7`11" x 4`11"
Living/Dining Room Combination	Basement	16`7" x 10`2"
Living Room	Main	17`4" x 10`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4930GV

Zoning:
R-C2

Remarks

Pub Rmks:

\$\$\$\$ 65,000 PRICE REDUCE FOR QUICK SALE\$\$\$ | ATTENTION FOR DEVELOPER & INVESTOR| EXCELLENT LOCATION| LOT SIZE 50" X 120"| POTENTIAL FOR POSSIBLE CHANGE FROM R-C2 TO R-CG) Welcome to 2028, 6 Street NE, Winston Heights | Exceptional Opportunity to own a detached sunny property at a Prime Location for Home Buyers, Located on a street covered with trees, houses full of natural light have a big backyard (RV parking possible) and good size front lawn. Currently zoned R-C2, there is potential for rezoning to R-CG in the coming months, offering multi-unit development opportunities. Good Rental Potential from Up & Down. With its easy location, spacious & sunny layout it offers comfortable family living and one can plan toward maximizing the potential of this exceptional property e.g. expansion, redevelopment and/or sustained rental income. Key Features: This inner-city single-family home is just minutes from Calgary downtown, next to 16 Ave, The Winston Golf Course, close to SAIT, Home Depot, Grocery Stores, and with easy access to public transportation, shopping and highways, making it ideal for downtown enthusiasts. Recent Renovations: New kitchen cabinets and LVP flooring installed in June 2024, along with brand-new stainless steel appliances (3-year warranty from Home Depot: Fridge, Oven and Dishwasher). New roof shingles installed in June 2019, with the double detached garage roof shingles replaced in June 2022. Furnace and hot water tank replaced in January 2019. New carpet in the basement was added in June 2024. New fence gate & side access and deck upgrade in June 2024. Landscaped front and back yards completed in July 2024. Freshly painted majority of constructed area (internal/external). Green House reinforcement. Real Property Report (RPR) recently updated with City of Calgary Certificate of Compliance. R-C2 zoning with potential for rezoning to R-CG (for latest update check city of Calgary website) Living Space: Over 900 square feet, including 2 bedrooms upstairs. Developed basement suite (illegal), separate entrance from back of the house. Large Size Laundry with additional Kitchen Cabinets. Garage: Double detached garage. Back Alley access. Whether you're looking for a residence, an investment property, or a development opportunity, this property has something for everyone. Don't miss out on this exceptional opportunity. Visit today!

Inclusions:
Property Listed By:

n/a
Royal LePage Mission Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123