



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1110 6 Street, Calgary T2E3Y8**

MLS® #: **A2163944**

Area: **Renfrew**

Listing Date: **09/08/24**

List Price: **\$749,000**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 31-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1947**

Finished Floor Area

Abv Sqft: **1,140**

Low Sqft:

Ttl Sqft: **1,140**

Lot Information

Lot Sz Ar: **5,500 sqft**

Lot Shape:

DOM

**86**

Layout

Beds: **2 (2 )**

Baths: **1.0 (1 0)**

Style: **1 and Half Storey**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Wood Frame**

Flooring:

**Carpet,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator**

Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
<b>Den</b>	<b>Main</b>	<b>11`4" x 9`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`3" x 12`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`10" x 7`7"</b>
<b>Foyer</b>	<b>Main</b>	<b>4`8" x 4`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 9`11"</b>

Room	Level	Dimensions
<b>Laundry</b>	<b>Main</b>	<b>11`11" x 7`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`7" x 5`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`11" x 11`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`3" x 9`4"</b>

Legal/Tax/Financial

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Title: **Fee Simple**                      Zoning: **R-C2**  
Legal Desc: **6133GA**

Remarks

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Pub Rmks:                      **Location, location, location! Attention investors, 50 X 110 FT lot!!! Renfrew lot zoned R-C2 with unlimited potential for your dream home! This 2 bedroom, 1 full bath Charming war time home is perfect for future redevelopment and or ready to move in immediately. In addition, there is a detached single garage with 2 doors, 1 in the front and 1 in back, giving the ability to drive thru into the alley from the extra long driveway. Upstairs are 2 cozy bedrooms with lots of storage space. This community offers mature trees and the perfect location for an inner-city home. Minutes walk away from an off-leash dog park, parks, playgrounds, schools, shops, restaurants and public transit. Easy access to downtown, Deerfoot Trail and 16th Ave., and extensive redevelopment to the neighborhood. Don't miss out on this amazing opportunity, book your own private showing today!**

Inclusions: **None**  
Property Listed By: **MarketEdge Realty**

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







