

## 1110 6 Street, Calgary T2E3Y8

A2163944 Renfrew Listing 09/08/24 List Price: **\$739,000** MLS®#: Area: Date:

Status: Active County: Calgary Change: -\$10k, 05-Mar Association: Fort McMurray

**General Information** 

Residential Prop Type: Sub Type: Calgary City/Town:

1947 Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Detached

Finished Floor Area Abv Saft: Low Sqft:

Ttl Sqft: 5,500 sqft

1,140

<u>Parking</u>

1,140

DOM

209

**Layout** 

Beds:

Baths:

Style:

Ttl Park: 1 Garage Sz: 1

2 (2)

1.0 (1 0)

1 and Half Storey

Access:

11`0" x 9`11"

Lot Feat: Back Lane, Back Yard, Front Yard Park Feat:

**Single Garage Detached** 

## **Utilities and Features**

Roof: **Asphalt Shingle** 

Heating: Sewer:

**Forced Air** 

Ext Feat:

**Private Yard** 

Construction: **Wood Frame** 

Flooring:

Carpet, Hardwood Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: **Electric Stove, Refrigerator** 

Second

Int Feat: See Remarks

**Utilities:** 

**Bedroom** 

**Room Information** 

<u>Room</u> Level **Dimensions** Level **Dimensions** Room Main 11`4" x 9`4" Laundry Main 11`11" x 7`7" Den **Dining Room** Main 9`3" x 12`1" 4pc Bathroom Main 7`7" x 5`6" Kitchen Main 17`10" x 7`7" **Living Room** Main 16`11" x 11`6" Foyer Main 4`8" x 4`3" **Bedroom - Primary** 12`3" x 9`4" Second

## Legal/Tax/Financial

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

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





