



THE
A-TEAM

**RE/MAX
FIRST**

510 6 Street, Calgary T2E3Y6

MLS®#: **A2188331**

Area: **Bridgeland/Riverside**

Listing Date: **01/16/25**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1911**

Lot Information

Lot Sz Ar: **4,391 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,840**
Low Sqft:
Ttl Sqft: **1,840**

DOM

6

Layout

Beds: **5 (4 1)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Low Maintenance Landscape,Landscaped,Private,Rectangular Lot**

Park Feat:

Double Garage Detached,Heated Garage,Insulated,Oversized,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit,Private Entrance,Private Yard**

Construction:

Brick,Concrete,Wood Frame

Flooring:

Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Bidet,Ceiling Fan(s),Jetted Tub,Pantry,Separate Entrance,Skylight(s),Vaulted Ceiling(s)

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`3" x 19`10"
Sunroom/Solarium	Main	9`11" x 20`8"
Bedroom	Main	13`5" x 7`9"
Bedroom - Primary	Upper	16`1" x 12`11"
Bedroom	Upper	8`0" x 12`1"
Living Room	Basement	12`8" x 13`9"
Bedroom	Basement	11`5" x 10`2"
Storage	Basement	9`6" x 7`1"

Room	Level	Dimensions
Kitchen	Main	9`11" x 12`10"
Dining Room	Main	7`2" x 12`1"
4pc Bathroom	Main	6`1" x 8`1"
Bedroom	Upper	14`7" x 9`11"
4pc Bathroom	Upper	5`4" x 10`6"
Kitchen	Basement	12`8" x 11`2"
4pc Ensuite bath	Basement	6`2" x 6`10"
Cold Room/Cellar	Basement	5`6" x 7`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

4647V

Remarks

Pub Rmks:

RARELY DO YOU FIND: A BEAUTIFUL & SPACIOUS 1840 SQUARE FOOT 2-STORY DETACHED CHARACTER HOME IN THE HEART OF BRIDGELAND! Boasting 5 Bedrooms, 3 Full Bathrooms, Huge Sunroom, Over-Sized Heated Double Garage, Private RV Parking Pad, and Basement Suite (Illegal). The Lot: A Massive 4300+ Square Foot Fenced Lot in a Quiet Cul-De-Sac! This meticulously cared-for renovated home is packed with character while boasting significant upgrades throughout. The more recent updates include: many new vinyl windows, fresh paint throughout, plumbing & electrical updates, a basement egress window, and separate laundry both upstairs and in the basement. As you enter the home, you are immediately welcomed by the stunning tile floors of the entrance foyer that seamlessly flow into the living & dining rooms. Check out this cozy living room with a timeless mixed wood/gas fireplace and massive west-facing windows, perfect for enjoying Calgary's beautiful sunsets! Head into the kitchen, which is fit for any chef with ample counter/cabinet space. From the kitchen, you have access to the breathtaking sunroom with a vaulted ceiling, complete with skylights providing tons of natural light. (Character Note: The glass panes in this sunroom are commercial windows from the original Petro-Canada Building!) From this room, you have access to the raised deck & large concrete patio backyard, perfect for dinner on the patio and summer BBQs! The main floor is completed with a full bedroom and a full bathroom, complete with a jetted tub—the perfect place to relax! The upper level hosts the huge master bedroom, easily able to accommodate a king-size bed and all your additional bedroom furniture. Tired of fighting for closet space? Check out the his-and-hers double closets! This floor hosts another two large bedrooms, one with a spacious private balcony to enjoy your morning coffee! Upstairs is completed with a full bathroom, including a fully tiled stand-up shower and a stand-alone bidet! Heading to the basement, you will find a full basement suite (Illegal), complete with a full kitchen, living room, bedroom with an en-suite bathroom, laundry and two additional storage rooms (cold storage & heated storage). The self-contained illegal suite has its own dedicated separate exterior entrance! Lastly, as they always say: LOCATION, LOCATION, LOCATION—Bridgeland is one of Calgary's most desirable neighbourhoods! This home features the best of both worlds—being on a quiet street while being within walking distance to all the boutique retail of Bridgeland and all the amenities of Downtown. Imagine walking to work every day! Moreover, all within walking distance are daycares, schools, top-rated restaurants, grocery stores, parks including Murdoch Park & Prince's Island Park, off-leash dog parks, tennis courts, and the Bridgeland LRT Train Station. HOW DOES IT GET BETTER THAN THIS? Don't miss your opportunity to make this house your home! Book your showing today!

Inclusions:
Property Listed By:

**Fence for RV Parking Pad
Independent Broker**

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







