



THE
A-TEAM

**RE/MAX
FIRST**

6810 6 Street, Calgary T2V 1E4

MLS®#: **A2194347**

Area: **Kingsland**

Listing Date: **02/26/25**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,152

Year Built:

1983

Low Sqft:

Ttl Sqft:

1,152

Lot Information

Lot Sz Ar:

3,314 sqft

Lot Shape:

DOM

0

Layout

Beds:

4 (2 2)

Baths:

2.5 (2 1)

Style:

**Attached-Side by
Side,Bi-Level**

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Few Trees,See Remarks

Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Entrance**

Construction:

Wood Frame

Flooring:

Carpet,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer

Int Feat:

Ceiling Fan(s),Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	5`0" x 4`11"
Bedroom	Main	8`10" x 11`4"
Kitchen	Main	8`11" x 7`9"
Bedroom - Primary	Main	15`2" x 12`4"
Bedroom	Basement	8`4" x 9`11"
Kitchen	Basement	17`0" x 15`9"
Bedroom	Basement	11`7" x 8`0"

Room	Level	Dimensions
3pc Bathroom	Main	5`1" x 8`2"
Dining Room	Main	8`11" x 16`3"
Living Room	Main	17`7" x 17`0"
3pc Bathroom	Basement	5`1" x 7`9"
Family Room	Basement	16`11" x 27`7"
Furnace/Utility Room	Basement	5`0" x 10`7"

Title:
Fee Simple
Legal Desc:

Zoning:
H-GO

4910AK

Remarks

Pub Rmks: **** OPEN HOUSE ALERT, SATURDAY, MARCH 1ST, FROM 2:00 - 4:00 PM ** This fantastic legally suited half-duplex sits on a rare oversized 27' x 122' corner lot, offering a comfortable and private setting—a rare find for a corner property in Central SW Calgary. Located directly across from a kiddie park, this home is ideal for families, investors, or those seeking additional rental income. The bright and inviting main level features a spacious layout with modern updates, while the legal basement suite provides an excellent mortgage helper or revenue stream. The private yard is perfect for relaxation or entertaining, and with loads of parking, including an oversized single garage and plenty of street/off-street options, convenience is at your doorstep. For savvy investors, there's even more potential—the home's layout makes it easy to add a third (illegal) suite, maximizing rental income! Plus, the adjoining attached neighbor may be interested in selling soon, creating a rare opportunity to own both sides of the duplex! Whether you're looking for a great family home, a high-cash-flow rental, or the chance to expand your real estate portfolio, this is an opportunity you don't want to miss. Book your private showing today!**

Inclusions: **2nd Stove, 2nd Refrigerator**
Property Listed By: **eXp Realty**

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













