



THE
A-TEAM

**RE/MAX
FIRST**

412 6 Street, Calgary T2E 3Y4

MLS®#: **A2206826**

Area: **Bridgeland/Riverside**

Listing Date: **03/29/25**

List Price: **\$1,300,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Full Duplex**
City/Town: **Calgary**
Year Built: **1977**

Finished Floor Area

Abv Sqft: **983**
Low Sqft:
Ttl Sqft: **983**

DOM

14
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Attached-Side by Side,Bungalow**

Lot Information

Lot Sz Ar: **4,908 sqft**
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz:

Access:

**Rectangular Lot,See Remarks
Parking Pad**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Central**
Sewer:
Ext Feat: **None**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`6" x 12`5"
Dining Room	Main	9`10" x 8`6"
Bedroom	Main	13`10" x 8`4"
Family Room	Basement	17`0" x 11`8"
Bedroom	Basement	13`5" x 8`5"
Laundry	Basement	7`9" x 5`1"
Furnace/Utility Room	Basement	8`1" x 5`2"

Room	Level	Dimensions
Kitchen	Main	9`10" x 8`7"
Bedroom - Primary	Main	12`0" x 11`9"
4pc Bathroom	Main	8`0" x 5`0"
Bedroom	Basement	11`10" x 11`3"
Mud Room	Basement	6`3" x 3`11"
4pc Bathroom	Basement	7`6" x 4`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

4647V

Remarks

Pub Rmks: **FULL DUPLEX. 410 and 412 on a single title (412 6 Street NE). Design of this property makes it very easy to have basement suites and with the RC-G zoning it can be legalized basement suites. Both sides are currently rented to two very long term tenants (30+ years) who want to stay. The inside is dated but in phenomenal condition. Parking pad accommodates up to 4 vehicles. Walking distance to down town.**

Inclusions: **3 additional fridges, additional washer/dryer, additional stove, additional hood fan**

Property Listed By: **RE/MAX House of Real Estate**

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

