\$589,900 - 6810 6 Street Sw, Calgary

MLS® #A2194347

\$589,900

4 Bedroom, 3.00 Bathroom, 1,152 sqft Residential on 0.08 Acres

Kingsland, Calgary, Alberta

This fantastic legally suited half-duplex sits on a rare oversized 27' x 122' corner lot, offering a comfortable and private settingâ€"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.

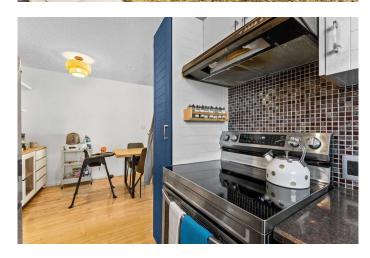
For savvy investors, there's even more potentialâ€"the home's layout makes it easy to add a third (illegal) suite, maximizing rental income! Plus, the adjoining attached neighbor may be interested in selling soon, creating a rare opportunity to own both sides of the duplex!

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!







Built in 1983

Essential Information

MLS® # A2194347 Price \$589,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,152
Acres 0.08
Year Built 1983

Type Residential

Sub-Type Semi Detached

Style Bi-Level, Side by Side

Status Active

Community Information

Address 6810 6 Street Sw

Subdivision Kingsland
City Calgary
County Calgary
Province Alberta
Postal Code T2V 1E4

Amenities

Parking Spaces 2

Parking Single Garage Detached

of Garages 1

Interior

Interior Features Ceiling Fan(s), Open Floorplan

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

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Suite

Exterior

Exterior Features Private Entrance

Lot Description Back Yard, Few Trees, See Remarks

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 26th, 2025

Days on Market 38

Zoning H-GO

Listing Details

Listing Office eXp Realty

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