

# \$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 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!

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	39
Zoning	H-GO

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.