



GRASSROOTS
REALTY GROUP

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6803 6 Street SW
Calgary, Alberta

MLS # A2269324



\$899,000

Division:	Kingsland		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,779 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: N/A

DEVELOPER ALERT/ H-GO Zoning. Corner lot. City allows up to 8 living units on this parcel. Building has been well maintained and generates income, while you wait for permits. Both sides have hardwood flooring in living and dining rooms, 6805 has a 4 piece and 3 piece bath down and a partially finished basement and use of the the detached garage, 6803 has a four piece bath up and an unfinished basement, Both sides have two bedrooms up and are large and have had long term tenants, This area is close to LRT, Chinook Mall and is rapidly being developed with higher density housing.