



**6003 Baroc Road NW  
Calgary, Alberta**

**MLS # A2276207**



**\$1,600,000**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,241 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	0.86 Acre		
<b>Lot Feat:</b>	Gentle Sloping, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** N/A

**MASSIVE PRICE DROP!!!** Amazing opportunity to own almost an acre in NW Calgary only 15 minutes to downtown Calgary! Plenty of parking with 2 double garages, and 2 single garages. A perfect opportunity to build your dream home or expand and renovate the current home. The current home has a renovated kitchen, two bedrooms up with a full bathroom and another bedroom down with a two piece bathroom. The home is perfectly situated close to Crowchild Trail so that you can make an easy getaway to the mountains. The property has a ton of storage for all your toys! Situated on a quiet dead end street of inner city acreages, this unique offering will not last long!