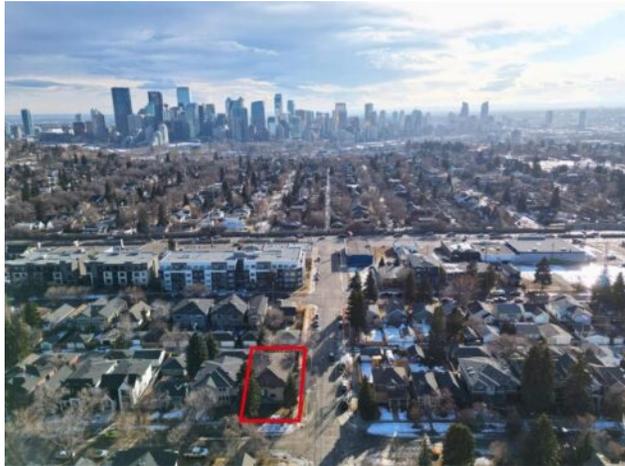




1818 & 1822 6 Street NW
Calgary, Alberta

MLS # A2283173



\$1,288,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	3,828 sq.ft.	Age:	1977 (49 yrs old)
Beds:	9	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Many Trees, Other, Private, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

Investor Alert | Corner Lot Full Duplex | Short Walk to SAIT This full duplex is located on a large corner lot in the heart of Mount Pleasant, with three sides exposed&mdashan increasingly rare setup in Calgary’s inner city. The property is within walking distance to SAIT and close to the University of Calgary, downtown, public transit, and a wide selection of cafés and restaurants. This highly walkable location continues to attract strong demand from students, professionals, and residents seeking convenient inner-city living. The property offers flexibility and immediate opportunities for the next owner. Unit 1822 is mostly vacant, with only one basement bedroom currently rented under a flexible arrangement. This allows a new owner to take possession quickly and choose how to use the space&mdashwhether to rent it out, adjust the tenant mix, or live in one unit while generating income from the other. Unit 1818 is well maintained and thoughtfully furnished, offering a smooth transition for a new owner. Over the years, the property has seen ongoing investment in major building components and interior improvements. The layout and overall configuration support a variety of uses, including long-term rental, owner-occupancy with rental income, multi-generational living, or future value-add opportunities. A solid duplex opportunity in one of Calgary’s most desirable inner-city communities, offering immediate income potential and long-term value.