



**411 6 Street NE  
Calgary, Alberta**

**MLS # A2293748**



**\$1,299,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,190 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	M-CG d111
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** N/A

Rare opportunity to own a 2-storey legal 4-plex (2 front + 2 back) with 4 Separate meters in the heart of Bridgeland. Situated on an M-CG d111 zoned lot, this property offers excellent holding income with strong future redevelopment potential. Located in one of Calgary's most sought-after inner-city communities, just minutes to downtown, transit, parks, and vibrant local amenities. High-demand rental location with long-term upside—perfect for investors looking to secure a prime asset in a rapidly growing area.