



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1110 6 Street NE
Calgary, Alberta

MLS # A2163944



\$739,000

| | | | |
|------------------|----------------------------------|---------------|-------------------|
| Division: | Renfrew | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 1,140 sq.ft. | Age: | 1947 (78 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard | | |

| | | | |
|--------------------|--------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: None

Location, location, location! Attention investors, 50 X 110 FT lot!!! Renfrew lot zoned R-C2 with unlimited potential for your dream home! This 2 bedroom, 1 full bath Charming war time home is perfect for future redevelopment and or ready to move in immediately. In addition, there is a detached single garage with 2 doors, 1 in the front and 1 in back, giving the ability to drive thru into the alley from the extra long driveway. Upstairs are 2 cozy bedrooms with lots of storage space. This community offers mature trees and the perfect location for an inner-city home. Minutes walk away from an off-leash dog park, parks, playgrounds, schools, shops, restaurants and public transit. Easy access to downtown, Deerfoot Trail and 16th Ave., and extensive redevelopment to the neighborhood. Don't miss out on this amazing opportunity, book your own private showing today!