

\$899,000 - 6907 6 Street Sw, Calgary

MLS® #A2263272

\$899,000

8 Bedroom, 3.00 Bathroom, 1,997 sqft

Single Family on 0.08 Acres

Kingsland, Calgary, Alberta

Welcome to this beautifully maintained and extensively updated 2-storey home in Kingsland, offering both comfort and excellent income potential! With over 3,250 SqFt of total living space, this home features 6 rentable rooms on the main and upper floors plus a 2-bedroom basement suite (illegal), currently generating \$4,650/month and projected to reach \$6,250/month when fully rented with the basement suite. The property has been thoughtfully upgraded throughout. The main and upper floors feature fresh interior paint, updated bathroom with new toilet and vinyl flooring, and a modernized kitchen with new sink, faucet, backsplash tile, vent hood, and painted cabinets. The basement has been fully renovated including a brand-new kitchen and bathroom (new cabinets, tile, bathtub, toilet, shower door, and exhaust fan), new laminate flooring throughout, fresh paint, smooth ceiling, upgraded LED recessed lighting, added pantry and laundry hook-up, and all new appliances (dishwasher, range/oven, refrigerator, dryer). Recent major upgrades also include windows, Poly-B plumbing replacement, new roof, radon mitigation system, and a new A/C with Google thermostat for enhanced comfort and efficiency. Located minutes from Chinook Mall, Rockyview Hospital, schools, parks, and major routes, this property is ideal for families seeking extra space or investors looking for strong rental income potential. A detailed list of recent renovations and upgrades is available



upon request. Call to book a showing (id:6289)

Built in 1989

Essential Information

Listing #	A2263272
Price	\$899,000
Bedrooms	8
Bathrooms	3.00
Square Footage	1,997
Acres	0.08
Year Built	1989
Type	Single Family
Sub-Type	Freehold

Community Information

Address	6907 6 Street Sw
Subdivision	Kingsland
City	Calgary
Province	Alberta
Postal Code	T2V5H8

Amenities

Amenities	Playground, Recreation Nearby, Schools, Shopping
Features	No Smoking Home
Parking Spaces	4
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Hood Fan, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office MaxWell Canyon Creek



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