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6907 6 Street SW
Calgary, Alberta

MLS # A2312283

$849,000

Division:	Kingsland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,010 sq.ft.	**Age:**	1989 (37 yrs old)
Beds:	6	**Baths:**	3
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	H-GO
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home		

Inclusions: n/a

Welcome to this beautifully maintained and extensively updated 2-storey home in Kingsland, offering over 3,250 SqFt of total living space and exceptional income potential! The main floor has been thoughtfully redesigned to remove a bedroom, creating an expansive and bright living area perfect for family life. The upper levels feature 3 bedrooms, while the fully renovated 2-bedroom basement suite (illegal) serves as a fantastic mortgage helper, with a total projected income. Extensive upgrades throughout include fresh interior paint, updated bathrooms, and a modernized kitchen with a new sink, backsplash, and vent hood. The basement is completely transformed with a brand-new kitchen, bathroom, laminate flooring, smooth ceilings, LED recessed lighting, and all-new appliances. Major high-value improvements feature a New Water Heater (2026), New Roof, New Windows, New A/C with Google thermostat, Radon Mitigation System, and complete Poly-B plumbing replacement. Perfectly located minutes from Chinook Mall, Rockyview Hospital, schools, and major routes. This move-in-ready property is a rare find for both savvy investors and families seeking extra space. Call today to book a showing!

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