



GRASSROOTS
REALTY GROUP

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6907 6 Street SW
Calgary, Alberta

MLS # A2347575



\$799,900

Division:	Kingsland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,011 sq.ft.	Age:	1989 (37 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance		

Inclusions: Dishwasher, Range Hood, Refrigerator, Stove

Welcome to this spacious detached home in the sought-after community of Kingsland, offering over 3,100 sq. ft. of developed living space across three levels. Featuring 6 bedrooms, 3 full bathrooms, a double detached garage, and a fully developed walk-up basement with an illegal suite, this home offers exceptional space and versatility for a growing family. The main level welcomes you with beautiful hardwood flooring and a bright, spacious family room complemented by a dedicated dining area. The generous living room features a cozy corner gas fireplace, creating a warm and inviting atmosphere perfect for both everyday living and entertaining. The modern kitchen offers dark cabinetry, stainless steel appliances, ample workspace, and a convenient breakfast nook. Upstairs, you'll find three generously sized bedrooms, each offering ample closet space, along with a well-appointed full bathroom. The fully developed walk-up basement features a separate entrance and offers excellent additional living space, including a kitchen, living room, 5-piece bathroom, and two additional bedrooms. This versatile lower level provides flexibility for extended family and guests. Outside, enjoy a private, fully fenced and landscaped backyard complete with a large deck, perfect for relaxing, entertaining, and enjoying the warmer months. The double detached garage provides secure parking and additional storage. Recent updates include a new water heater and complete replacement of the Poly-B plumbing, providing added peace of mind for the next homeowner. Located in the established community of Kingsland, this home is close to schools, parks, playgrounds, restaurants, and Chinook mall for shopping. With convenient access to Glenmore Trail, Macleod Trail, and Blackfoot Trail, commuting throughout Calgary is a breeze. Offering generous living space, a versatile layout, and an

excellent central location, this property presents a fantastic opportunity for a large family. Book your private viewing today!