



GRASSROOTS
REALTY GROUP

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1623 6A Street NW
Calgary, Alberta

MLS # A2352105

\$949,000

Division:	Rosedale		
Type:	Residential/House		
Style:	Bungalow		
Size:	886 sq.ft.	Age:	1942 (84 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Tankless Hot Water		

Inclusions: N/A

Exceptional opportunity in the prestigious community of Rosedale! Situated on a generous 5,984 sq. ft. lot, this charming bungalow offers endless possibilities. Live in, renovate, invest, or build your dream home. The property also comes with a City of Calgary approved Development Permit for a luxury duplex with two legal basement suites, making it an outstanding redevelopment opportunity. The home features hardwood floors, crown mouldings, a bright living room with a wood-burning fireplace, a functional kitchen with stainless steel appliances and gas cooktop, 3 bedrooms, 2 full bathrooms, and a fully developed basement with a spacious family room. The private west-facing backyard offers mature trees, a patio, detached single garage, and additional parking with RV potential. Ideally located on a quiet, tree-lined street just minutes from downtown, SAIT, the University of Calgary, Foothills Hospital, schools, parks, McHugh Bluff, and all the amenities that make Rosedale one of Calgary's most desirable inner-city neighborhoods.