

\$1,300,000 - 412 6 Street Ne, Calgary

MLS® #A2206826

\$1,300,000

4 Bedroom, 2.00 Bathroom, 984 sqft
Residential on 0.11 Acres

Bridgeland/Riverside, Calgary, Alberta

FULL DUPLEX. 410 and 412 on a single title (412 6 Street NE). Design of this property makes it very easy to have basement suites and with the RC-G zoning it can be legalized basement suites. Both sides are currently rented to two very long term tenants (30+ years) who want to stay. The inside is dated but in phenomenal condition. Parking pad accommodates up to 4 vehicles. Walking distance to down town.

Built in 1977

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2206826 |
| Price | \$1,300,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 984 |
| Acres | 0.11 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Duplex |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 412 6 Street Ne |
| Subdivision | Bridgeland/Riverside |



| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 3Y4 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 4 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Central |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Up To Grade |

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | None |
| Lot Description | Rectangular Lot, See Remarks |
| Roof | Tar/Gravel |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 29th, 2025 |
| Days on Market | 4 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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