

**222 6A Street NE
Calgary, Alberta**

MLS # A2232262



\$649,900

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	963 sq.ft.	Age:	1912 (113 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Oversized, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, City Lot, Few Trees, Landscaped, Level, Rectangular Lot, See Re		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, See Remarks, Vinyl Windows		

Inclusions: None

This fantastic property, with no condo fees, will appeal to buyers seeking to live in or develop in the highly sought-after community of Bridgeland, offering excellent holding potential. With DC Zoning, this lot has unique allowable uses ranging from residential (e.g., single-family, up/down duplexes, stacked condos) to mixed-use and commercial potentials, including small home-based businesses and dayhome/after-school care potential with the rear entrance (subject to approval and permitting by the city or municipality). This charming century bungalow offers sweeping views of the downtown skyline as it is located across from "Riverside Bungalow" with open green space and a playground! Inside, the home features a functional floor plan with fantastic finishing details, including LVP luxury vinyl plank floors (hardwood floors underneath), wainscoting in the dining room, newer carpet, and classic black and white flooring details. The spacious living room faces west and seamlessly opens to a lovely, open-concept dining room, perfect for entertaining. The kitchen is generously sized, featuring a timeless black and white checkered floor, and is equipped with stainless steel appliances, including a gas stove for cooking, a dishwasher, and a refrigerator. It provides ample laminate counter space for preparing meals. Adjacent to the kitchen is an updated 4-piece washroom featuring a refinished claw-foot tub, newer cabinetry with quartz, and more timeless black and white tiling details! Two well-proportioned bedrooms (or flex/space) complete this charming bungalow. The main floor features a laundry room and a back porch, as well as vinyl windows with newer blinds, which complete the interior. The basement has tons of storage and potential, featuring a newer hot water tank and mid-efficiency furnace. With minimal investment in the basement, this space can be transformed into

a versatile area suitable for a home office, crafting activities, or board games, limited only by your imagination. In the back, it leads out to a concrete patio area, which in turn connects to the oversized garage and a rear alley. Outside, you will find that the shingles were replaced within the last five years, and the yard features a landscaped area with trees and loads of perennials. This vintage home is ideally situated within walking distance of downtown and close to a wealth of amenities, including shopping, schools, playgrounds, river paths, the Zoo, golf courses, and public transportation. Great restaurants and coffee shops are just steps away. Come check out this excellent listing with so many possibilities! Please note that 24 hours' notice is required for showings for tenants who work from home.