

**6907 6 Street SW
Calgary, Alberta**

MLS # A2263272



\$899,000

Division:	Kingsland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,997 sq.ft.	Age:	1989 (36 yrs old)
Beds:	8	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:	Finished, 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 both comfort and excellent income potential! With over 3,250 SqFt of total living space, this home features 6 rentable rooms on the main and upper floors plus a 2-bedroom basement suite (illegal), currently generating \$4,650/month and projected to reach \$6,250/month when fully rented with the basement suite. The property has been thoughtfully upgraded throughout. The main and upper floors feature fresh interior paint, updated bathroom with new toilet and vinyl flooring, and a modernized kitchen with new sink, faucet, backsplash tile, vent hood, and painted cabinets. The basement has been fully renovated — including a brand-new kitchen and bathroom (new cabinets, tile, bathtub, toilet, shower door, and exhaust fan), new laminate flooring throughout, fresh paint, smooth ceiling, upgraded LED recessed lighting, added pantry and laundry hook-up, and all new appliances (dishwasher, range/oven, refrigerator, dryer). Recent major upgrades also include windows, Poly-B plumbing replacement, new roof, radon mitigation system, and a new A/C with Google thermostat for enhanced comfort and efficiency. Located minutes from Chinook Mall, Rockyview Hospital, schools, parks, and major routes, this property is ideal for families seeking extra space or investors looking for strong rental income potential. A detailed list of recent renovations and upgrades is available upon request. Call to book a showing