

# \$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.

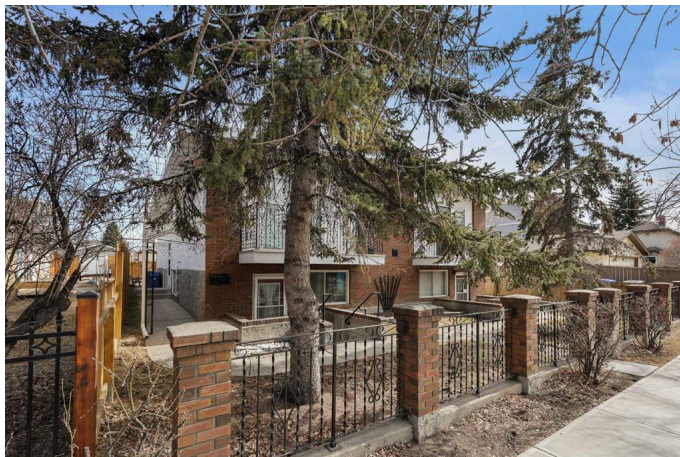
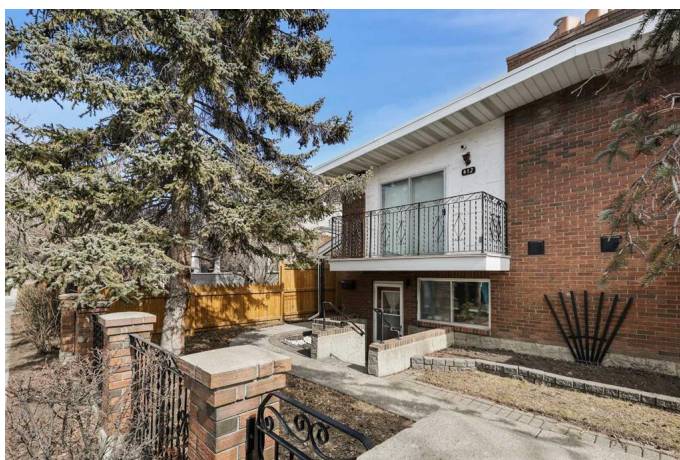
Built in 1977

## 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	7
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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