

\$899,000 - 6803 6 Street Sw, Calgary

MLS® #A2269324

\$899,000

4 Bedroom, 2.00 Bathroom, 1,779 sqft

Residential on 0.14 Acres

Kingsland, Calgary, Alberta

DEVELOPER ALERT/ H-GO Zoning. Corner lot. City allows up to 8 living units on this parcel. Building has been well maintained and generates income, while you wait for permits. Both sides have hardwood flooring in living and dining rooms, 6805 has a 4 piece and 3 piece bath down and a partially finished basement and use of the the detached garage, 6803 has a four piece bath up and an unfinished basement, Both sides have two bedrooms up and are large and have had long term tenants, This area is close to LRT, Chinook Mall and is rapidly being developed with higher density housing.

Built in 1961

Essential Information

MLS® #	A2269324
Price	\$899,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,779
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information



Address	6803 6 Street Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1E5

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Animal Home
Appliances	Electric Stove, Refrigerator
Heating	Forced Air
Cooling	Central Air, None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2025
Days on Market	10
Zoning	H-GO

Listing Details

Listing Office	Unison Realty Group Ltd.
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.