



412 6 Street Calgary Alberta

\$1,300,000

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. (id:6769)

Family room 17.00 Ft x 11.67 Ft
 Bedroom 11.83 Ft x 11.25 Ft
 Bedroom 13.42 Ft x 8.42 Ft
 Other 6.25 Ft x 3.92 Ft
 Laundry room 7.75 Ft x 5.08 Ft
 4pc Bathroom 7.50 Ft x 4.92 Ft
 Furnace 8.08 Ft x 5.17 Ft

Living room 17.50 Ft x 12.42 Ft
 Kitchen 9.83 Ft x 8.58 Ft
 Dining room 9.83 Ft x 8.50 Ft
 Primary Bedroom 12.00 Ft x 11.75 Ft
 Bedroom 13.83 Ft x 8.33 Ft
 4pc Bathroom 8.00 Ft x 5.00 Ft

Listing Presented By:



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Mirror

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