



## 1440 6 Street Calgary AB

\$889,000

Corner beauty in Rosedale of over 1900 sq ft, bursting w/ character & charm on a 50x120 sq ft lot. Wall to wall hardwoods, up and down- large upper bonus family room, easily converted to a 3rd bedroom w/ 3 bathrooms incl 3 piece master ensuite. Large dining and living room with 2 additional bedrooms on main and yet another bedroom down with finished basement. Loads of storage, immaculately kept w/ new high efficiency furnace, new basement windows, new roof, H2O tank + updated panel. Enjoy the massive, well manicured/landscaped backyard with south, private deck out your dining room sliding doors. Over-sized double garage w/ paved alley on a beautiful tree lined street, close to everything in this highly desired neighborhood.



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