



222 6A Street Calgary Alberta

\$649,900

This fantastic property, with no condo fees, will appeal to buyers seeking to live in or develop in the highly sought-after community of Bridgeland, offering excellent holding potential. With DC Zoning, this lot has unique allowable uses ranging from residential (e.g., single-family, up/down duplexes, stacked condos) to mixed-use and commercial potentials, including small home-based businesses and dayhome/after-school care potential with the rear entrance (subject to approval and permitting by the city or municipality). This charming century bungalow offers sweeping views of the downtown skyline as it is located across from "Riverside Bungalow" with open green space and a playground! Inside, the home features a functional floor plan with fantastic finishing details, including LVP luxury vinyl plank floors (hardwood floors underneath), wainscoting in the dining room, newer carpet, and classic black and white flooring details. The spacious living room faces west and seamlessly opens to a lovely, open-concept dining room, perfect for entertaining. The kitchen is generously sized, featuring a timeless black and white checkered floor, and is equipped with stainless steel appliances, including a gas stove for cooking, a dishwasher, and a refrigerator. It provides ample laminate counter space for preparing meals. Adjacent to the kitchen is an updated 4-piece washroom featuring a refinished claw-foot tub, newer cabinetry with quartz, and more timeless black and white tiling details! Two well-proportioned bedrooms (or flex/space) complete this charming bungalow. The main floor features a laundry room and a back porch, as well as vinyl windows with newer blinds, which complete the interior. The basement has tons of storage and potential, featuring a newer hot water tank and mid-efficiency furnace. With minimal investment in the basement, this space can be transformed into a ...

4pc Bathroom 4.67 Ft x 9.50 Ft

Other 3.58 Ft x 5.08 Ft

Kitchen 9.58 Ft x 14.67 Ft

Dining room 9.17 Ft x 13.25 Ft

Living room 11.75 Ft x 13.17 Ft

Bedroom 9.00 Ft x 13.33 Ft

Primary Bedroom 8.92 Ft x 9.58 Ft

Laundry room 4.67 Ft x 4.92 Ft

Other 4.67 Ft x 8.92 Ft

Listing Presented By:



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