



3816 6 Street Calgary Alberta

\$1,685,000

Exceptional opportunity to build your new home in prime Elbow Park. This block of 6th Street is arguably the prettiest block in the neighbourhood with charming homes and a canopy of elm trees. Generous lot dimensions: 62.5' wide by 125' deep (7814 square feet). From this location you have easy access to great schools (Elbow Park School is just around the corner), the community centre (summer tennis and winter skating), the Elbow River Pathway System (extensive and picturesque walking/biking trails), the Glencoe Club and the downtown core. The existing home may appear to be charming, but it 's in poor condition and absolutely a tear-down. This land has been in the same family hands for 50+ years. Be the next lucky family to call it home... (id:6769)

Living room 22.83 Ft x 12.83 Ft

Dining room 15.00 Ft x 12.83 Ft

Kitchen 12.42 Ft x 12.00 Ft

Breakfast 16.00 Ft x 12.17 Ft

Den 23.00 Ft x 9.17 Ft

Other 19.58 Ft x 12.58 Ft

Sunroom 12.08 Ft x 6.67 Ft

Laundry room 12.33 Ft x 8.75 Ft

Bedroom 16.25 Ft x 7.75 Ft

Bedroom 16.25 Ft x 6.67 Ft

2pc Bathroom Measurements not available

Primary Bedroom 16.25 Ft x 14.17 Ft

3pc Bathroom Measurements not available

Listing Presented By:



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