

6003 Baroc Road Calgary Alberta

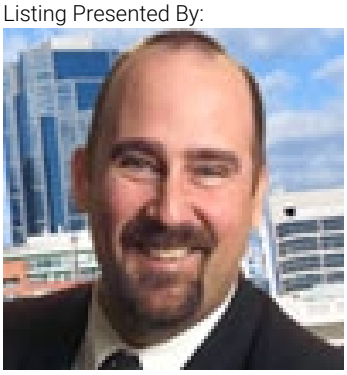
$1,225,000

*** Massive 325 x 115 foot lot*** Rarely does an opportunity like this come available within Calgary city limits.Nearly one acre of inner-city land tucked away on a quiet dead-end street in northwest Calgary, offering space, privacy, and possibilities that are becoming almost impossible to find this close to downtown. Whether you're looking for a future redevelopment site, a holding property with income, a mechanic's dream setup, or simply room to breathe while staying in the city -- this property delivers.The existing home provides comfortable functionality with a renovated kitchen, two bedrooms and a full bathroom on the main level, plus an additional bedroom and bathroom downstairs. More importantly, the property is already generating rental and storage income, helping offset carrying costs while plans are developed for the future.The real value here is the land and flexibility. With multiple garage structures including two double garages and two single garages, there is room for vehicles, equipment, recreational toys, workshops, contractors, hobbyists, or small business storage. Properties with this kind of usable space inside city limits are exceptionally rare.Another major advantage -- the property operates on its own well and septic system, meaning no concern over future municipal water main or sewer line projects impacting the property.The location offers the best of both worlds: peaceful, private, and surrounded by other large inner-city parcels, yet only minutes to Crowchild Trail, downtown Calgary, hospitals, the university, and quick access west to the mountains.For builders and investors, this is an ideal hold-and-plan opportunity. For tradespeople, collectors, or buyers simply needing space that traditional city lots cannot offer, this property opens doors that rarely exist in today's market.Massive inner-city land. Multiple income streams. Endless po...

Living room 21.33 Ft x 10.42 Ft
Laundry room .00 Ft x .00 Ft
Other .00 Ft x .00 Ft
Bedroom 18.92 Ft x 10.17 Ft
2pc Bathroom Measurements not available
Kitchen 13.17 Ft x 9.33 Ft
Pantry .00 Ft x .00 Ft

Dining room 9.92 Ft x 9.17 Ft
Living room 21.58 Ft x 12.33 Ft
Sunroom 21.42 Ft x 7.67 Ft
Storage .00 Ft x .00 Ft
Primary Bedroom 14.92 Ft x 10.67 Ft
Bedroom 13.08 Ft x 10.92 Ft
3pc Bathroom Measurements not available

Listing Presented By:



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