

\$1,685,000 - 3816 6 Street Sw, Calgary

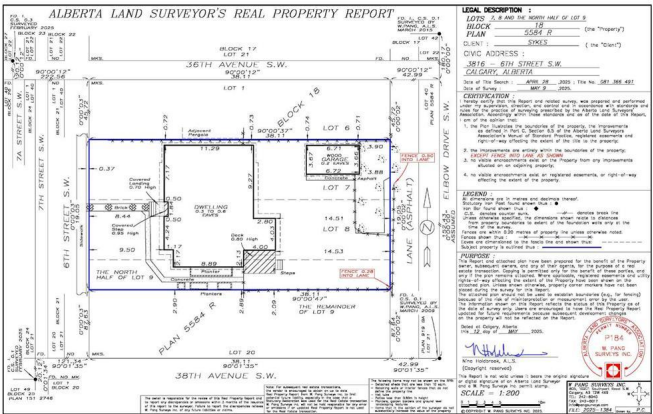
MLS® #A2225069

\$1,685,000

3 Bedroom, 2.00 Bathroom, 2,801 sqft
Residential on 0.18 Acres

Elbow Park, Calgary, Alberta

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: 62.5â€™™ wide by 125â€™™ 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 homeâ€™™!



Built in 1912

Essential Information

MLS® #	A2225069
Price	\$1,685,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,801
Acres	0.18
Year Built	1912

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3816 6 Street Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2M8

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	None
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2025
Days on Market	3

Zoning

R-CG

Listing Details

Listing Office

Century 21 Bamber Realty LTD.

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