

\$899,000 - 6907 6 Street Sw, Calgary

MLS® #A2263272

\$899,000

8 Bedroom, 3.00 Bathroom, 1,997 sqft

Residential on 0.08 Acres

Kingsland, Calgary, Alberta

Welcome to this beautifully maintained and extensively updated 2-storey home in Kingsland, offering both comfort and excellent income potential!

With over 3,250 SqFt of total living space, this home features 6 rentable rooms on the main and upper floors plus a 2-bedroom basement suite (illegal), currently generating \$4,650/month and projected to reach \$6,250/month when fully rented with the basement suite.

The property has been thoughtfully upgraded throughout. The main and upper floors feature fresh interior paint, updated bathroom with new toilet and vinyl flooring, and a modernized kitchen with new sink, faucet, backsplash tile, vent hood, and painted cabinets.

The basement has been fully renovated â€” including a brand-new kitchen and bathroom (new cabinets, tile, bathtub, toilet, shower door, and exhaust fan), new laminate flooring throughout, fresh paint, smooth ceiling, upgraded LED recessed lighting, added pantry and laundry hook-up, and all new appliances (dishwasher, range/oven, refrigerator, dryer). Recent major upgrades also include windows, Poly-B plumbing replacement, new roof, radon mitigation system, and a new A/C with Google thermostat for enhanced comfort and efficiency.

Located minutes from Chinook Mall, Rockyview Hospital, schools, parks, and major routes, this property is ideal for families seeking extra space or investors looking for



strong rental income potential.
A detailed list of recent renovations and upgrades is available upon request. Call to book a showing

Built in 1989

Essential Information

MLS® #	A2263272
Price	\$899,000
Bedrooms	8
Bathrooms	3.00
Full Baths	3
Square Footage	1,997
Acres	0.08
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	6907 6 Street Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 5H8

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2025
Days on Market	11
Zoning	H-GO

Listing Details

Listing Office	MaxWell Canyon Creek
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