

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

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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 | 22                |
| Zoning         | H-GO              |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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