

**1110 6 Street NE**  
**Calgary, Alberta**

**MLS # A2231676**



**\$649,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	1947 (78 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** H-GO

**Utilities:** -

**Inclusions:** n/a

Exceptional opportunity in Renfrew! This spacious 50' x 110' lot is perfectly situated in one of Calgary's most desirable inner-city neighborhoods. Whether you're a builder, developer, or savvy investor, this property offers outstanding potential for redevelopment or infill. With H-GO zoning, the lot allows for a variety of residential development options, including the possibility of a semi-detached or duplex configuration. Located just off 16th Avenue and minutes from Deerfoot Trail, this site offers unbeatable access to major commuter routes, making travel across the city quick and efficient. Residents will enjoy close proximity to an array of amenities, including off-leash dog parks, public transit, highly rated schools, local shopping, and an excellent selection of restaurants and cafes. The neighborhood of Renfrew is undergoing exciting growth and revitalization, with new builds and modern infills enhancing the streetscape and boosting long-term property value. Don't miss your chance to secure a premium inner-city lot in a high-demand location — perfect for your next investment or building project.