

**68 6A Street NE
Calgary, Alberta**

MLS # A2238920



\$829,900

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,022 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: As is All appliances

Prime Redevelopment Lot with Downtown Views in Bridgeland! Builders & investors—this is your chance to secure a prime 37' x 119' (4,488 sq.ft.) lot in one of Calgary's most desirable inner-city communities: Bridgeland/Riverside. Tucked away on a quiet cul-de-sac with DC Zoning, this rare opportunity offers outstanding redevelopment potential, with views of the downtown skyline and Calgary Tower right from your future doorstep. Enjoy direct access to a scenic walking path leading to Murdoch Park, the Bridgeland Riverside Off-Leash Area, and the river pathway network. Just a short stroll to the C-Train, and surrounded by some of the city's best local hotspots—cafés, restaurants, shopping, and even Village Ice Cream—this location offers the ultimate urban lifestyle. The existing home is being sold as-is, with no value assigned to the structure. The value lies in the land and the unbeatable location. Whether you're planning a custom dream home or a profitable infill project (subject to City approval), this is a rare opportunity you don't want to miss.