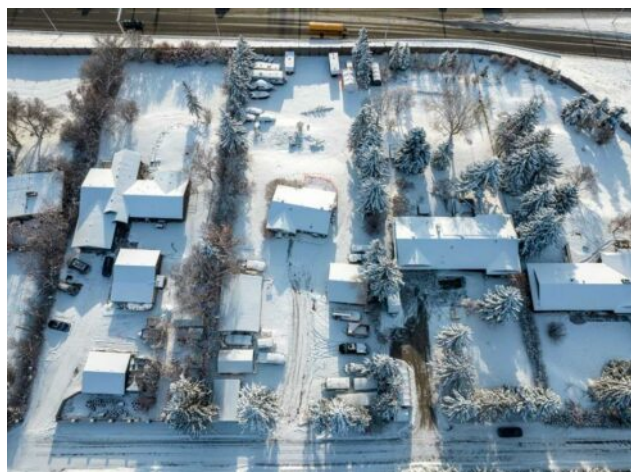


**6003 Baroc Road NW
Calgary, Alberta**

MLS # A2276207



\$1,600,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,241 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	0.86 Acre		
Lot Feat:	Gentle Sloping, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

MASSIVE PRICE DROP!!! Amazing opportunity to own almost an acre in NW Calgary only 15 minutes to downtown Calgary! Plenty of parking with 2 double garages, and 2 single garages. A perfect opportunity to build your dream home or expand and renovate the current home. The current home has a renovated kitchen, two bedrooms up with a full bathroom and another bedroom down with a two piece bathroom. The home is perfectly situated close to Crowchild Trail so that you can make an easy getaway to the mountains. The property has a ton of storage for all your toys! Situated on a quiet dead end street of inner city acreages, this unique offering will not last long!