

# \$829,900 - 68 6a Street Ne, Calgary

MLS® #A2238920

**\$829,900**

3 Bedroom, 3.00 Bathroom, 2,022 sqft  
Residential on 0.10 Acres

Bridgeland/Riverside, Calgary, Alberta

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.

Built in 1979

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2238920    |
| Price          | \$829,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,022       |
| Acres          | 0.10        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 68 6a Street Ne      |
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 4A3              |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### **Interior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | No Smoking Home                            |
| Appliances        | None                                       |
| Heating           | Forced Air                                 |
| Cooling           | None                                       |
| Fireplace         | Yes                                        |
| # of Fireplaces   | 3                                          |
| Fireplaces        | Basement, Family Room, Wood Burning, Other |
| Has Basement      | Yes                                        |
| Basement          | Partial, Partially Finished                |

### **Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | None                                    |
| Lot Description   | Cul-De-Sac, Landscaped, Rectangular Lot |

|              |                         |
|--------------|-------------------------|
| Roof         | Wood                    |
| Construction | Wood Frame, Wood Siding |
| Foundation   | Poured Concrete         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 5               |
| Zoning         | DC              |

### **Listing Details**

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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