

\$749,900 - 6, 8911 6 Street Se, Calgary

MLS® #A2254034

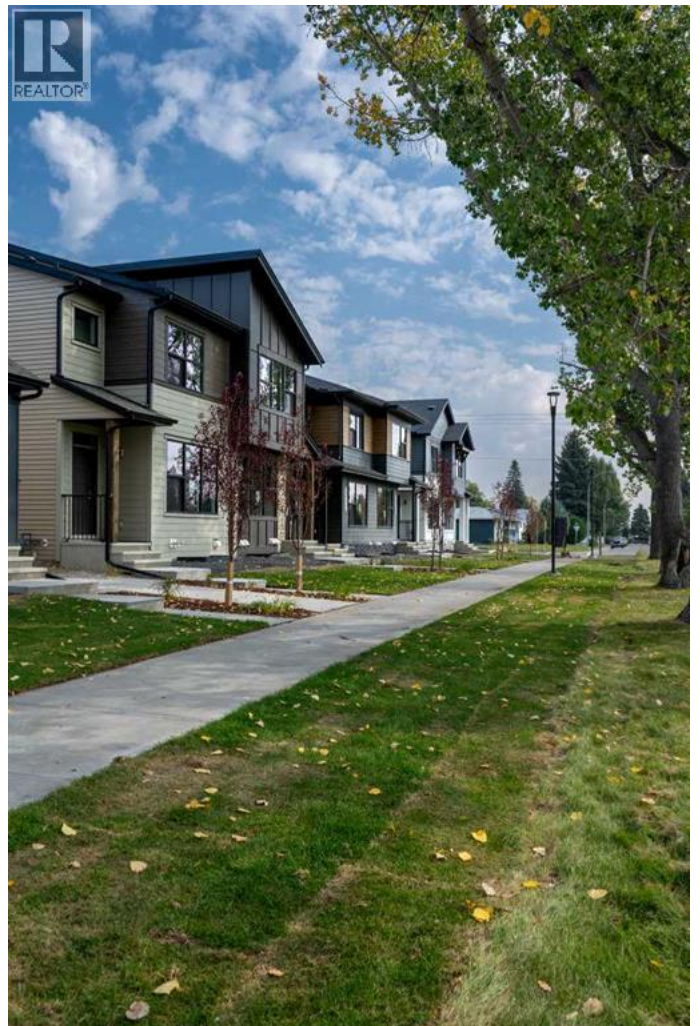
\$749,900

4 Bedroom, 4.00 Bathroom, 1,452 sqft

Single Family on 0.06 Acres

Acadia, Calgary, Alberta

Modern Duplex Fronting onto a large Green Space & Park with secondary LEGAL SUITE | Move-In Ready | Prime South Calgary Location. With only 10 units available that front onto the green space/park this new beautifully crafted paired home offers contemporary style, income potential, and tasteful upgrades throughout. Located in one of South Calgary's most desirable neighbourhoods of Acadia, this home is perfect for first time home buyer, investors, multigenerational families, or homeowners looking to offset their mortgage with rental income. From the moment you arrive you will appreciate the attention to detail. The main residence of this MIDTOWN 1 model is 1452 SqFt | 3Bed | 2.5 Bath and features 9-foot ceilings, light neutral finishes, large windows and an open-concept layout that flows seamlessly from the living room to the central kitchen. The chef-inspired kitchen boasts quartz countertops, stainless steel appliances including a built-in microwave, and a large island—ideal for entertaining or everyday meals. Upstairs, the primary bedroom offers a walk-in closet and a private 4-piece ensuite, while two additional bedrooms, a full bathroom, and upper-level laundry (with washer and dryer) complete the upper floor. The secondary LEGAL SUITE is 578 SqFt and has a private side entrance with a concrete walkway, making it ideal for tenants or extended family. It features high ceilings, large windows, spacious kitchen and eating area, in-suite laundry, and its own cozy living



spaceâ€”bright, functional, and designed for comfort. Enjoy Calgaryâ€™s summers with a private, fenced yard featuring a spacious patio perfect for enjoying a morning coffee, entertaining with friends and family or just a place to relax. Designed to be low maintenance and turnkey. A detached double-car garage completes the package, offering convenience and additional storage. Donâ€™t miss your chance to own a home thatâ€™s as practical as it is beautifulâ€”with income potential, modern finishes, and move-in ready condition, this property truly has it all. This complex is home to only 19 units (with NO HOA OR CONDO FEES) and is surrounded by green space, parks & playgrounds. Walking distance to schools, shopping and transportation this location is hard to beat. Call to book your private tour or come visit us during our Showhome hours. (id:6289)

Built in 2025

Essential Information

Listing #	A2254034
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,452
Acres	0.06
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	6, 8911 6 Street Se
Subdivision	Acadia
City	Calgary
Province	Alberta
Postal Code	T2H1T3

Amenities

Amenities	Park, Playground, Schools, S
Features	Other, Closet Organizers, No
Parking Spaces	2
Parking	Detached Garage
# of Garages	2



Interior

Appliances	Washer, Refrigerator, Range Range Hood Combo
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Suite

Exterior

Exterior	Stone, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	Charles
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