

# Listing Client Full No Remarks

3019 6 Street SW Calgary, AB T2S 2M1

**Residential**  
**Active**      A2282355



<b>PD:</b>	<b>DOM:</b> 83	<b>LP:</b> \$3,750,000.00
		<b>OP:</b> \$4,000,000.00
<b>Class:</b> Detached	<b>City:</b> Calgary	<b>Subdivision:</b> Elbow Park
<b>County:</b> Calgary	<b>Type:</b> House	<b>Ttl Beds:</b> 5
<b>Levels:</b> Two	<b>Year Built:</b> 1993	<b>F/H Bth:</b> 3/1
<b>LINC#:</b> <a href="#">0020345824</a>	<b>Arch Style:</b> 2 Storey	<b>RMS SQFT:</b> 3,654.60
<b># Illegal Suite:</b> 0	<b>Possession:</b> 15 Days / Neg 02/16/2026	<b>LP/SF:</b> \$1026.10
<b>Lot Dim:</b>		<b>Suite:</b> No
<b>Front Length:</b> 22.86M 75`0"		<b># Legal Suite:</b> 0
<b>Legal Desc:</b> 1553R;D;10-12		<b>Lot Size:</b> 9364 SF 869.94 SM
<b>Legal Pln:</b> 1553R <b>Blk:</b> D		<b>Lot Depth:</b> 38.07 M 124.91'
<b>Zoning:</b> R-CG		<b>Lot:</b> 10-12 <b>Condo:</b> No
<b>Title to Lnd:</b> Fee Simple		<b>Tax Amt/Yr:</b> \$13,967.00/2025
<b>Disclosures:</b> No Disclosure		<b>Loc Imp Amt:</b>
<b>Restrict:</b> None Known		<b>Front Exp:</b> E

**Directions:**

**Rooms & Measurements**

	<b>1P</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>		<b>Total AG:</b> 339.52	<b>Mtr2</b>	3,654.60	<b>SqFt</b>
<b>Baths:</b>	0	1	0	2	0	0	<b>Bed Abv:</b> 4				
<b>EnSt Bth:</b>	0	0	0	0	1	0	<b>Rms Abv:</b> 11				
<b>Garage Dims (L x W):</b>	32`0" x 24`0"										

**Property Information**

<b>Basement:</b> Full	<b>Laundry Ft:</b> Lower Level, Upper Level
<b>Basement Dev:</b> Finished	<b>Basement Ft:</b> Other
<b>Heating:</b> High Efficiency, In Floor, Forced Air, Natural Gas	<b>Cooling:</b> Central Air
<b>Construction:</b> Composite Siding, Stone, Wood Frame	<b>Fireplaces:</b> 3/Gas, Wood Burning
<b>Foundation:</b> Poured Concrete	<b>Flooring:</b> Carpet, Hardwood, Tile
<b>Exterior Feat:</b> Other	<b>Fencing:</b> Fenced
<b>Roof Type:</b> Asphalt Shingle	<b>Patio/Porch:</b> Front Porch, See Remarks
<b>Reports:</b> RMS Supplements, RPR, Title	
<b>Parking:</b> Triple Garage Detached <b>Total:</b> 3	
<b>Features:</b> Built-in Features	
<b>Comm Feature:</b> Park, Schools Nearby, Shopping Nearby	
<b>Lot Features:</b> Back Lane, Landscaped, Rectangular Lot, See Remarks	
<b>Goods Include:</b> 2-AC Units, 2 Ceiling Fans, 2 Garage Door openers	
<b>Appliances:</b> Dishwasher, Dryer, Garburator, Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings	
<b>Other Equip:</b> Central Vacuum/Attachments, Garage Door Opener	
<b>Goods Exclude:</b> n/a	

**Printed Date:** 04/30/2026 5:50:43 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

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