6003 Baroc Road NW

Calgary | Active | MLS® A2311523

$1,225,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1962**	**1,241 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

*** Massive 325 x 115 foot lot*** Rarely does an opportunity like this come available within Calgary city limits.

Nearly one acre of inner-city land tucked away on a quiet dead-end street in northwest Calgary, offering space, privacy, and possibilities that are becoming almost impossible to find this close to downtown. Whether you're looking for a future redevelopment site, a holding property with income, a mechanic’s dream setup, or simply room to breathe while staying in the city - this property delivers.

The existing home provides comfortable functionality with a renovated kitchen, two bedrooms and a full bathroom on the main level, plus an additional bedroom and bathroom downstairs. More importantly, the property is already generating rental and storage income, helping offset carrying costs while plans are developed for the future.

The real value here is the land and flexibility. With multiple garage structures including two double garages and two single garages, there is room for vehicles, equipment, recreational toys, workshops, contractors, hobbyists, or small business storage. Properties with this kind of usable space inside city limits are exceptionally rare.

Another major advantage - the property operates on its own well and septic system, meaning no concern over future municipal water main or sewer line projects impacting the property.

The location offers the best of both worlds: peaceful, private, and surrounded by other large inner-city parcels, yet only minutes to Crowchild Trail, downtown Calgary, hospitals, the university, and quick access west to the mountains.

For builders and investors, this is an ideal hold-and-plan opportunity. For tradespeople, collectors, or buyers simply needing space that traditional city lots cannot offer, this property opens doors that rarely exist in today’s market.

Massive inner-city land. Multiple income streams. Endless potential.

Opportunities like this are becoming increasingly scarce in Calgary.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2311523
Bedrooms	3
Bathrooms	2
Year Built	1962
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Acreage with Residence, Bungalow
Total Living Area:	1,241 sq. ft.
Acreage:	Yes
Lot Area:	37,461 sq. ft.
Lot Frontage:	115'
Front Exposure:	Northeast
Levels:	One
Total Rooms Above Grade:	6
Year built:	1962 (Age: 64)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	3123GH
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	Yes
Parking:	Quad or More Attached
Parking Places:	10
Parking Total/Covered:	10 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Dalhousie
Appliances:	Built-In Electric Range, Built-In Oven, Dishwasher, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	NA
Restrictions:	Utility Right Of Way
Main Floor	Kitchen · 13'2" × 9'4" ·
Main Floor	Pantry · Measurements not available ·
Main Floor	Dining Room · 9'11" × 9'2" ·
Main Floor	Living Room · 21'7" × 12'4" ·
Main Floor	Sunroom/Solarium · 21'5" × 7'8" ·
Main Floor	Storage · Measurements not available ·
Main Floor	Bedroom - Primary · 14'11" × 10'8" ·
Main Floor	Bedroom · 13'1" × 10'11" ·

Basement	Living Room · 21'4" × 10'5" ·
Basement	Laundry · Measurements not available ·
Basement	Mud Room · Measurements not available ·
Basement	Bedroom · 18'11" × 10'2" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	Quartz Counters
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Gentle Sloping, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	May 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/6003-baroc-road-nw-calgary-a2311523/

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