

1505 6A Street S

Major Area	**Kootenay**	Status	**Active**
Minor Area	**CRAN - Cranbrook South**	Possession	
City	**Cranbrook**	Title Tier 1	**Freehold**
Type	**Residential**	Title Tier 2	**Fee Simple**
Sub Type	**Full Duplex**	Price	**$449,900.00**
Style	**Bi-Level**	Orig. Price	**$449,900.00**
Taxes	**$4,789 (2026)**	Sale Price	
MLS®	**10403584**	Date Listed	**Oct 16/26**
Year Built	**1969**	Date Sold	
Zoning	**R-1**	Status Chg.	
Postal Code	**V1C 1M5**	DOM	**0**
Strata/Assoc	**No / No**		

INTERIOR

Bedrooms	**4**	Beds Property	**4**	Beds Main Bldg	**4**	Beds Suite	
Bathrooms	**2**	Baths Property	**2**	Baths Main Bldg	**2**	Baths Suite	
Fin. Sqft	**1,998**	Beds Aux Bldg		Shop/Den	**No / No**		
Above Grade	**1092.0**	Baths Aux Bldg		Ceiling Height		Levels	**1**
Below Grade	**906.0**	Fireplace	**Wood Burning**	Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces	**2**	Basement	**Finished, Full, Separate Entrance**		
Suites	**No**	Suites Legal	**Yes**	Suite Potential	**No**		
Flooring				Windows			
Laundry				Accessibility			
Appliances							
Interior Features							

ROOMS (Total: 1,998 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area		**906.0**	**1092**			
Foyer			**3' 5" x 4' 2"**			
Living Room		**16' 7" x 14' 1"**	**17' 2" x 15'**			
Dining Room			**8' 10" x 11' 6"**			
Kitchen		**9' 5" x 10' 3"**	**12' 8" x 9' 2"**			
Bathroom - Full		**x**	**x**			
Primary Bedroom		**10' 8" x 12' 11"**	**10' 6" x 13' 8"**			
Bedroom		**9' 5" x 9' 10"**	**10' 2" x 11' 11"**			
Foyer			**3' 5" x 4' 2"**			
Storage		**7' 1" x 3' 8"**				

BUILDING

Storeys		Total Units	**2**
Floor location		# of Buildings	
Building Name		Builder Name	
Roof	**Asphalt/Fibreglass Shingles**	Foundation	**Concrete**
Ceiling Height		Building Area	
Construction	**Frame - Wood**		
Building Feat			
Pool	**No - None**		
Security			

SERVICES

Heating	**Forced Air**	Cooling	**None**
Water	**Public**	Sewer	**Public Sewer**
Utilities		Drainage	
Electric		Property Access	
Other Equip			

EXTERIOR

Lot Sqft	**5,924**	Lot Acres	**0.136**	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces		Parking Total		Carport Spaces	**2.0**
Entry Location		Entry Level		Common Walls	**1 Common Wall**		
Garage Dimensions				Directions			
Waterfront	**No**			Patio/Porch			
Exterior Construction	**Stucco, Wood**			Other Structures			
Parking Features	**Carport - Attached, On Street**						
Lot Features							

LEGAL/TITLE

Indigenous Lands	**No**	Irrigation Water Rights		Srv Cert Avail		Contract Assig	**No**
Parcel Number	**012-458-198**	Additional Parcels YN	**Yes**	# Of Titles	**1**	Spcf Imprv Area	
Additional Parcels Description				Fract Interest	**No**		
Disclosures				Improvements			
Trade Descr				Levies			
Zoning Desc.				Non Fin Encum			
Legal Desc.	**LOT 19 DISTRICT LOT 32 KOOTENAY DISTRICT PLAN 6464**						

Opportunity doesn't always come wrapped in a pretty package! For investors with an eye for potential, this up and down duplex offers a chance to roll up your sleeves, build equity, and breathe new life into a property with plenty to offer. Featuring two separate 2 bedroom, 1 bathroom units, each with its own laundry, furnace, and hot water tank, the groundwork is here for a promising investment. The upper unit offers a functional layout with a spacious kitchen, bright living room with a large picture window, and dining area with sliding doors leading to a generous deck, also accessible from the kitchen. The lower unit mirrors much of the upper floor plan, offering 2 bedrooms, 1 bathroom, a good sized kitchen, and additional storage. Outside, mature trees, a partially fenced backyard, alley access, and a double carport add to the property's practicality. A new roof in 2024 is another valuable improvement. There's no sugarcoating it, this property requires substantial updating and repairs. For those willing to put in the work, the possibilities are worth exploring. Renovate, refresh, and reposition this property for its next chapter. Whether you're looking to expand your rental portfolio, offset your mortgage, or accommodate extended family, this is an opportunity to see beyond what's there and envision what could be! Call your agent today to book your showing! Sellers reserve the right to review offers on October 22nd, 2026 @ 1:00pm.
Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY

This listing information is provided to you by:
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#25 - 10th Avenue South Cranbrook, B.C V1C 2M9

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Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Oct 16, 2026.

