

\$1,100,000 - 6037 Charles Street, Halifax

MLS® #202404787

\$1,100,000

6 Bedroom, Bathroom,
Residential Income on 0.06 Acres

4-A, Halifax, NS

Located on a quiet residential street within the heart of the Halifax peninsula. This 2004 custom-built 6-bedroom, 3 full bath detached home is a rare opportunity for its central location. Meticulously maintained and energy-efficient (R-2000). Including a self-contained 3-bedroom legal suite with separate walk out. There is parking in the front and back of the property, as well as a pleasantly landscaped fenced in backyard. Allowing for seamless rentability in the downstairs unit or (uncommon) convenience for a large family for the location. The main level with hardwood floors is stunning upon entry, featuring 18"™ ceilings in the front living space, which showcases the open staircase and double-sided propane fireplace. Additional front windows create a bright main living room which flows to the open kitchen with patio doors to the back deck. Located off of the kitchen is a private dining room with bay window seating and storage closet. The 4-piece bathroom with laundry completes the main living area. Ascending upstairs you will find three bedrooms, a full bath with Jacuzzi tub. A private balcony is located off the primary bedroom, another unique feature of this lovely home. The comfortable basement apartment features high-ceilings, 3 bedrooms, living room with propane fireplace, in-suite laundry, full bath and functional kitchen. With its own walk-out entrance it offers versatility for family living, Airbnb hosting, or long-term rental income. With its prime location and flexible



layout, this move-in ready property presents endless opportunities for both comfortable living and investment potential. A 20-year-old home within walking distance to peninsula Halifax's amenities is quite unique for the central location.

Built in 2004

Essential Information

MLS® #	202404787
Price	\$1,100,000
Bedrooms	6
Acres	0.06
Year Built	2004
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	May 24th, 2024

Community Information

Address	6037 Charles Street
Area	Halifax - Dartmouth
District	4-Halifax West
Sub-District	4-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3K 1K9

Amenities

Utilities	Electricity Connected, Propane
Parking	Gravel, Driveway

Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Range Hood, Refrigerator
Heating	Baseboard, Fireplace(s)
Fireplace	Yes

Fireplaces	Fireplace(s)
# of Stories	2
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Oxford School
Middle	Oxford School
High	Citadel High School

Additional Information

Zoning	ER-2
--------	------

Listing Details

Listing Office	Domus Realty Limited
----------------	----------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 20th, 2025 at 11:02am ADT