

\$810,000 - 6314 Duncan Street, Halifax Peninsula

MLS® #202409527

\$810,000

3 Bedroom, 2.00 Bathroom, 1,623 sqft

Residential on 0.04 Acres

4-A, Halifax Peninsula, NS

This ideally located 2-unit property was completely redesigned in 2012 by the architect-owner, and rebuilt from the studs in, including a new roof, spray foam insulation, new plumbing and windows. The layout of each unit is oriented so that the living areas face southwest, with sunlight flooding through the expansive windows overlooking the backyard, while the generously-sized bedrooms enjoy the softer light of a northern exposure. These units are simply stunning! High ceilings, hardwood floors, exposed wooden beams, and clever storage are some of the features that set them apart. The lower unit features 1 bedroom, an open-plan kitchen /dining room, and a living room that could easily be converted to a second bedroom. Patio doors open onto the small deck leading to the patio and backyard. The upper unit has 2 bedrooms and an open plan kitchen/dining room / living room. The deck offers direct access to the backyard. Both units feature ductless heat pumps and the lower level has on-demand hot water. The dry basement has spray foam insulation and is great for storage. This property works well as an investment and would make an excellent opportunity for owner-occupation (subject to tenancy). The neighbourhood is highly walkable, with shops & restaurants, parks & schools all nearby. Do not hesitate on this opportunity to own on the Peninsula!



Essential Information

MLS® #	202409527
Price	\$810,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,623
Acres	0.04
Type	Residential
Sub-Type	Duplex
Status	Closed
Date Sold	June 25th, 2024

Community Information

Address	6314 Duncan Street
Area	Halifax - Dartmouth
District	4-Halifax West
Sub-District	4-A
City	Halifax Peninsula
County	Halifax
Province	NS
Postal Code	B3L 1K3

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Paved

Interior

Interior Features	Secondary Suite, High Speed Internet
Appliances	Range, Dishwasher, Dryer - Electric, Washer, Range Hood, Refrigerator
Heating	Baseboard, Furnace, Ductless, Hot Water
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Crawl Space, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres, Landscaped, Level

Roof	Tar/Gravel
Construction	Shingle Siding
Foundation	Concrete Perimeter, Stone

School Information

Elementary	Oxford School
Middle	Oxford School
High	Citadel High School

Additional Information

Zoning	ER-2
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Listing Details

Listing Office	Domus Realty Limited
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Listing information last updated on November 5th, 2025 at 2:32pm AST