



**GRASSROOTS**  
REALTY GROUP

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**6483 54 Street NE**  
**Calgary, Alberta**

**MLS # A2232121**



**\$539,000**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,142 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks, Separate Entrance		

**Inclusions:** NA

Illegal BASEMENT SUITE. Newly Renovated Gem in Castleridge! Welcome to this beautifully updated 2-storey home offering over 1,100 sq ft of comfortable living space in the heart of the well-established community of Castleridge. The main floor features a bright and spacious kitchen with brand-new cabinetry, perfect for cooking and entertaining. Upstairs you'll find three generous-sized bedrooms and a full 4-piece bath, ideal for families. The basement is developed into an illegal one-bedroom suite, providing additional living space or rental potential. Conveniently located near schools, parks, shopping, and transit, this is an excellent opportunity for first-time buyers or investors!