



GRASSROOTS
REALTY GROUP

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6423 28 Avenue NE
Calgary, Alberta

MLS # A2232271



\$456,000

Division:	Pineridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	859 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Heated Garage, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Level, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Other, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

ATTENTION HANDYMEN & FLIPPERS! SUNNY SOUTH-FACING BACKYARD | STEPS TO THE PARK | LARGE LOT Welcome to the highly sought-after community of Pineridge! This spacious 4-level split offers over 2,000 SQFT of developed living space, featuring 2 bedrooms, 1.5 bathrooms, and endless potential for customization. The main level offers a functional layout with an open-concept kitchen, breakfast bar, and direct access to the east-facing deck from the dining room—perfect for enjoying your morning coffee in the sun. Upstairs, you’ll find two generous bedrooms, including a larger primary suite with a walk-in closet, and a full bathroom. The lower levels feature a massive family room and rec room with large, bright windows that flood the space with natural sunlight—ideal for entertaining or future development. Additional features include, Heated single attached garage, Gas BBQ hookup and Newer furnace & on-demand hot water system. This is a perfect opportunity for investors, renovators, or anyone looking to build equity in a fantastic location. Don’t miss out—schedule your showing today!