



**GRASSROOTS**  
REALTY GROUP

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**6537 68 Street NE**  
**Calgary, Alberta**

**MLS # A2233872**



**\$499,999**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	957 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cleared, Corner Lot, Low Maintenance Landscape, Re		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Marble, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** ALL APPLIANCES IN THE BASEMENT

OPEN HOUSE: June 28 & 29 12:00 PM &ndash; 3:00 PM | Rare 4 Bedroom 2 Full Bathrooms | 4-Level Split | Double Garage | CORNER Lot | 1,800 Sq.Ft. Living Space | Don't miss this rare opportunity to own a beautifully updated 4-level split home situated on a spacious corner lot, offering over 1,800 sq ft of fully developed living space, a double detached garage, and a massive wrap-around yard. Thoughtfully designed for both comfortable family living and investment potential, this bright and airy home features 4 bedrooms, 2 full bathrooms, and incredible versatility throughout. The main level welcomes you to the oversized windows that flood the space with natural light, a generous living room, a dedicated dining area, and a stunning renovated kitchen. Upstairs, you'll find 2 large bedrooms&mdash;each spacious enough for king-sized beds&mdash;and a modern full bathroom. The third level boasts a huge family room, a third bedroom, and a second full bathroom, while the basement includes an illegal suite with a bedroom, laundry area, and ample storage. With excellent potential to convert the lower levels into a legal secondary suite (subject to city approval), this home is ideal for multi-generational families or savvy investors looking to generate rental income. Freshly painted and ideally located just minutes from Genesis Centre, Saddleowne Circle, schools, parks, and transit&mdash;this is the one you've been waiting for!