



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

6463 68 Street NE
Calgary, Alberta

MLS # A2236380



\$419,800

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Falconridge | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 928 sq.ft. | Age: | 1984 (41 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Alley Access, Parking Pad | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Cleared, Front Yard, Landscaped, Low Maint | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, No Animal Home, Storage | | |

Inclusions: N/A

HOME SWEET HOME! INVESTMENT ALERT! Welcome to this charming bi-level home offering tons of potential situated on a large lot in the sought-after NE community of Falconridge! This home offers 3 bedrooms, 2 bathrooms and 1,850 SQFT of living space throughout. Heading inside you will find the bright and spacious living room, formal dining area, a foyer, fully equipped and well maintained kitchen and the huge master retreat that could easily accommodate a king bed with a wonderful 4 piece ensuite bathroom. The developed basement contains a large recreation room, 2 additional bedrooms that are looking for your special touch to add new flooring, a storage room, utility room and another fantastic 4 piece bathroom. Outside, you will find a massive deck that's perfect for entertaining, a fully fenced backyard and a parking pad that could accommodate 3 vehicles. GREAT LOCATION close to parks, schools, shopping, public transportation, major roadways and various other major amenities. You do not want to miss out on this opportunity if you are a FIRST TIME HOME BUYER or an INVESTOR! Book your private viewing today!