



GRASSROOTS
REALTY GROUP

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6301 26 Avenue NE
Calgary, Alberta

MLS # A2241023



\$450,000

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,188 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Priv		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: 2 x Shed,

A perfect home to live in or an investment. Fantastic opportunity to own this beautiful 3 bedroom Semi-Detached home on a massive corner lot. Huge well maintained backyard, fully fenced for your fur babies and small children. Enjoy the recently updated kitchen and appliances with granite counter tops. Comfortably relax in your spacious living room with a wood fireplace. Enjoy your meals in a large dinning area looking out the double patio doors into your spacious, sunny and bright south facing back yard. The back yard has a stamped covered patio to enjoy your morning coffee or evening sun. Upstairs you will find 3 large bedrooms and a full bath. Basement is fully developed with another rec / family room. Plenty of storage space. The roof has been recently up dated; 3 years, Hot water tank; 2 years. Surrounded by parks and green space. K to 12 schools all walking distance (Douglas Harkness, Clarence Sansom, Lester B Pearson). Conveniently blocks away from City transit.