



**GRASSROOTS**  
REALTY GROUP

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**6416 28 Avenue NE**  
**Calgary, Alberta**

**MLS # A2249898**



**\$550,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	909 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Level, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), French Door, Laminate Counters, Low Flow Plumbing Fixtures, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** na

If you've been waiting for a home you can truly make your own, this is the one. With 3 bedrooms, 2 full bathrooms, and over 1,500 sq ft of developed living space, this bi-level offers a solid foundation and the kind of layout that's easy to personalize over time. The main floor is bright and functional, with a spacious living room and dining area that flow into a generous kitchen with stainless steel appliances and plenty of cabinet space. Two good-sized bedrooms and a full bathroom complete the upper level, offering comfortable everyday living with room to refresh and update to your own style. Downstairs, the fully finished basement adds flexibility with a large family room, an additional bedroom, a second full bathroom, and laundry—ideal for guests, teens, a home office, or hobby space. It's a layout that grows with you and adapts to your needs. Step outside to a covered deck that lets you enjoy the outdoors for more of the year, plus a fully fenced yard ready for gardening, pets, or summer gatherings. The detached double garage and long paved, gated driveway provide excellent parking and RV storage potential. With central air conditioning, forced air heating, and a convenient location close to schools, parks, shopping, and pathways, this home offers a great opportunity to build equity and create a space that reflects your vision. Move in, settle in, and make it yours.