



GRASSROOTS
REALTY GROUP

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

6419 26 Avenue NE
Calgary, Alberta

MLS # A2251446



\$434,900

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,208 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad, Side By Side		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Low Maintenance Landscape, Rect		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: Hot Tub

Stylish, Upgraded and Move-In Ready! This charming semi-detached home is a meticulously maintained gem where pride of ownership shines in every detail. From the moment you enter, you'll be welcomed by a warm and inviting living room anchored by a charming wood-burning fireplace, perfect for cozy winter evenings. The eat-in kitchen features updated cabinets, stainless steel "smart" appliances, a fabulous pantry, laminate countertops, modern lighting, and upgraded flooring that ties it all together. A beautifully refreshed powder room completes the main floor with style and function. Upstairs, you'll find three generously sized bedrooms and a full bathroom boasting upgraded tub and surround, vanity, toilet, lighting, and flooring. The developed lower level offers a family room, a well-equipped laundry area with washer, dryer, and laundry tub, plus abundant storage and space for a potential fourth bedroom. The back yard offers a two-tiered deck and a nicely landscaped yard that includes the hot tub as well as a 9x14 insulated, wired shed (with additional storage, workbench, and cupboards), RV parking, and space for a future double garage. Updates over the years include roofing shingles (2010), furnace (2011), hot water tank (2019), deck boards (2021), Smart Technology appliances (2022), upper toilet (2023), washer & dryer (2024), rainfall showerhead (2024), interior doors, windows, and custom blinds. Located diagonally across from Pinecliff Park and close to schools, shopping, transit, and every amenity. Convenient to Deerfoot and Stoney Trails. List of area schools available. Viewing times are available after 5 pm Monday-Friday, or during the day on weekends. Book today so you don't miss out. We can't wait to show you around!

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