



**GRASSROOTS**  
REALTY GROUP

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

**6327 24 Avenue NE**  
**Calgary, Alberta**

**MLS # A2255001**



**\$498,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,081 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Lawn, Level, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Dry Bar, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** None

Location! Location! Location! Charming attached bungalow with an illegal suite, offering nearly 2000 sq. ft. of comfortable living space. The main level features 2 spacious bedrooms, while the lower level includes an additional 2 bedrooms (non-conforming), perfect for extended family or rental income. Enjoy outdoor living with a massive deck and both front and back grassy yards. The property boasts in-unit laundry for both the main and lower levels, along with newer windows for energy efficiency and comfort. Located within walking distance to elementary, middle, and high schools, and just a block from the community outdoor skating rink. The fenced, secure backyard provides a safe haven for children and pets. A fantastic opportunity for versatile living and potential rental income!