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6327 24 Avenue NE Calgary, Alberta

MLS # A2255001



\$458,800

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

Heating:	Forced Air, Natural Gas	Water:	-	
Floors:	Laminate	Sewer:	-	
Roof:	Asphalt Shingle	Condo Fee:	-	
Basement:	Full	LLD:	-	
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG	
Foundation:	Poured Concrete	Utilities:	-	
Features:	Breakfast Bar, Closet Organizers, Dry Bar, No Smoking Home, Open Floorplan, Pantry, Separate Entrance			

Inclusions: None

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, 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!