



GRASSROOTS
REALTY GROUP

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6480 54 Street NE
Calgary, Alberta

MLS # A2265444



\$588,888

Division:	Castleridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,115 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Smart phone CCTV, Smart phone garage door opener

Welcome to 6480 54 Street NE! This well-maintained, move-in-ready family home offers 4 bedrooms, 2.5 bathrooms, a newly developed (permitted) basement, and a detached garage. Enjoy peace of mind with recent updates including a new hot water tank (2024) and new windows (2022). The main floor features a bright living room, formal dining area, functional kitchen with pantry, and a convenient half bath. Upstairs you'll find three comfortable bedrooms, including a spacious primary suite with cheater access to the 4-piece bathroom. The newly finished, soundproofed basement adds an additional bedroom, 4-piece bath, and a flex room — perfect for extended family, guests, or a home office. Additional features include a fridge with water dispenser, smartphone-controlled CCTV camera system, and a smartphone-enabled garage door opener with two remotes. Ideally located close to schools, shopping, the Genesis Centre, public transit, and the Temple, this home offers the perfect blend of comfort, convenience, and value in a sought-after NE Calgary neighbourhood.