



GRASSROOTS
REALTY GROUP

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6525 58 Street NW
Calgary, Alberta

MLS # A2265596



\$524,800

Division:	Dalhousie		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,084 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Off Street, Oversized, Parking Pad, Unpaved		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Lawn, Rect		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Laminate, Vinyl Plank

Roof: Tar/Gravel

Basement: Full

Exterior: Aluminum Siding

Foundation: Poured Concrete

Features: Beamed Ceilings, High Ceilings, Laminate Counters, Storage, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Freshly updated semi-detached home directly across from West Dalhousie Elementary School! Walk into open concept main floor with floor to ceiling brick facing wood burning fireplace with raised hearth and access to front balcony overlooking school field. Updated kitchen has newly painted white cabinetry with mosaic backsplash. Brand new vinyl planking throughout the home. Secluded raised back yard with access to TWO parking spots with access from alley. Secluded raised back yard with access to separate side entrance. Alley behind with two parking spots. Close to LRT and great access to all amenities.