



GRASSROOTS
REALTY GROUP

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6707 23 Avenue NE
Calgary, Alberta

MLS # A2267623



\$650,000

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,382 sq.ft.	Age:	1975 (50 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: 2 x Gas Stove in Basement, gazebo and play structure in backyard. Additional washer and dryer in basement.

Rare opportunity! This fully developed 6-bedroom bungalow with two illegal basement suites offers 2,639 sq.ft. of total living space on a quiet street — an exceptional mortgage helper or investment property. The main floor features 1,382 sq.ft. with 4 bedrooms and 2 full bathrooms, including a primary suite with walk-in closet and 4-piece ensuite. Enjoy a bright, inviting living room, a renovated kitchen with granite countertops, tile backsplash, undermount sink, and stainless steel appliances, plus a spacious dining area and main floor laundry. The basement offers 1,257 sq.ft. with two self-contained illegal suites, each complete with its own kitchen, living area, bedroom, and bathroom, plus shared laundry and a separate entrance for tenant convenience. Outside, you’ll love the large backyard with a grassy play area and play structure for the kids, along with a concrete patio and gazebo — perfect for barbecues, entertaining, or relaxing on warm summer days. There’s also ample parking, including a long front driveway, an additional covered parking stall, and a heated, insulated double detached garage. Recent updates include a new high-efficiency furnace, hot water tank (2025), central A/C (2025), and a new roof on both the home and garage (2020). Located close to three schools, shopping, daily amenities, and Village Square Leisure Centre, this property delivers outstanding value, flexibility, and income potential. A truly rare find — don’t miss this incredible opportunity!