



**GRASSROOTS**  
REALTY GROUP

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6411 26 Avenue NE  
Calgary, Alberta

MLS # A2271246



**\$415,000**

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,187 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Gazebo		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/a

This exceptionally well-maintained home features a bright living room with either a brick or electric fireplace, plus a convenient half bathroom on the main floor. The kitchen offers stainless steel appliances, ample cabinets, and cozy dining area with oversized door leading to a tiered deck and a lovely backyard, ideal for a future enclosed garage installation. Two tandem parking spaces are located along the front side of the property. The upper floor comprises an oversized primary bedroom and two additional well- proportioned bedrooms, all with mirrored closet doors and built in closet organizer. The fully finished basement provides two additional recreational room, a dedicated laundry area and plenty of shelving for storage. The home is ideally situated within walking distance of schools, steps from a bus stop, and with all essential amenities close by.&nbsp;Book your showing!