

1-833-477-6687 aloha@grassrootsrealty.ca

6411 26 Avenue NE Calgary, Alberta

MLS # A2271246



\$429,900

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, Gaz	rebo			

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. Book your showing!