



GRASSROOTS
REALTY GROUP

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6723 23 Avenue NE
Calgary, Alberta

MLS # A2273375



\$569,000

Division:	Pineridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,175 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: All kitchen appliances in the basement

Welcome to 6723 23 Avenue NE, a charming and well-maintained bungalow located in the family-friendly community of Pineridge. This inviting home offers a functional layout with three bedrooms on the main floor, a bright living room with large windows, and a spacious kitchen with ample cabinetry and dining space. The washroom was updated with modern tile, window for natural light, and a cheater door to the primary bedroom. The fully finished basement offer another 2 bedrooms, 1 washroom, separate kitchen for potential live-up rent-down. Outside, you'll enjoy a large fenced backyard perfect for summer gatherings, gardening, or simply relaxing, along with an oversized detached double garage that provides secure parking and extra storage. Situated on a quiet street close to schools, parks, shopping, and transit, this property combines convenience with comfort. Whether you're a first-time buyer, investor, or looking for a place to call home, 6723 23 Avenue NE is a fantastic opportunity in Calgary's northeast.