



GRASSROOTS
REALTY GROUP

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6404 24 Avenue NE
Calgary, Alberta

MLS # A2274140



\$328,888

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,110 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: None

Opportunity awaits for investors and handy homeowners seeking a property with exceptional potential in this well laid out 3 bedroom home. A white picket fence and enclosed front yard with a quaint wishing well create welcoming curb appeal for this well-loved property set in a friendly and extremely walkable Pineridge location. Bayed south-facing windows fill the living room with natural light where a wood burning fireplace adds warmth and comfort. Clear sightlines connect the dining area to the kitchen, encouraging easy flow for mealtimes and gatherings. Functionality shines in the kitchen with a practical layout, stainless steel appliances apart from the dishwasher and a window over the sink that brightens daily tasks. A powder room completes the main level. Upstairs offers a spacious primary bedroom, 2 additional bedrooms and a 4-piece bathroom. While the unfinished basement provides abundant storage and impressive potential for future development, giving you room to create added value. An extra deep backyard enhances daily living with mature landscaping, soaring trees and plenty of space for kids, pets, or garden projects. Off-street parking and storage sheds increase practicality. This location supports an easy lifestyle with Pineridge School, Saint Patrick School and Clarence Sansom School all within walking distance along with transit, Village Square Leisure Centre, shops and restaurants. Sundridge Mall and the C-Train station sit just minutes away, offering excellent convenience and accessibility. Vacant possession allows for a flexible and straightforward transition. Don't miss out on this incredible opportunity!