



**GRASSROOTS**  
REALTY GROUP

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**6496 54 Street NE**  
**Calgary, Alberta**

**MLS # A2275016**



**\$420,000**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	878 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, Jetted Tub

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to 6496 54 Street! This is an excellent opportunity to own a well laid out 3 bedroom, 2 bathroom four-level split in the heart of Castleridge. Situated on a large corner lot, this home offers outstanding value and is currently the best priced property in the neighbourhood. The multi level design provides a functional separation of living spaces, ideal for families or those needing extra room to work from home or entertain. The home features 3 spacious bedrooms, a bright and practical floor plan, and the added convenience of central vacuum. Outside, you'll appreciate the expansive backyard with plenty of room for kids, pets, or future landscaping ideas, along with a storage shed and a double detached garage offering ample parking and storage. Located close to transit, parks, and shopping, this property combines space, location, and affordability. Whether you're a first time buyer, growing family, or investor, this is a fantastic opportunity to secure a home in a desirable community at an exceptional price!