6712 23 Avenue NE
Calgary, Alberta

MLS # A2289596

$615,000

Division:	Pineridge
Type:	Residential/House
Style:	Bungalow

Size:	1,084 sq.ft.	**Age:**	1974 (52 yrs old)
Beds:	5	**Baths:**	2 full / 1 half

Garage:	Double Garage Detached
Lot Size:	0.11 Acre
Lot Feat:	Back Lane, Rectangular Lot

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Hardwood, Vinyl, Wood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Aluminum Siding , Brick, Concrete	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	None

Welcome to this beautifully upgraded bungalow located in the desirable community of Pineridge!This home offers a prime location, just minutes away from schools, grocery stores, restaurants, and public transit. The main level features several upgrades, new flooring, fresh paint throughout, and modern kitchen cabinets. You'll also find brand-new appliances on the main level, including a gas stove, dishwasher, and refrigerator. Downstairs, the fully finished basement includes an illegal suite with its own separate laundry, making it ideal for living upstairs and renting out the lower level. The basement bedroom is equipped with new egress windows for added safety and comfort. A double detached garage at the back provides secure parking for two vehicles, with a paved back alley for easy access. Don't miss your chance to own this move-in-ready home—contact your favorite Realtor today!