



6404 24 Avenue NE
Calgary, Alberta

MLS # A2290287



\$499,900

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,115 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Standard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: N/A

FULLY RENOVATED duplex in Pineridge with 1 bedroom ILLEGAL SUITE and separate side entrance! This home has been completely updated from top to bottom featuring new LVP flooring, brand new carpet, modern doors, beautifully updated kitchens, quartz countertops throughout, and brand new Samsung appliances. The main home offers a functional and spacious layout with a total of 4 bedrooms and 3.5 washrooms. Upstairs you’ll find a generous primary bedroom with its own ensuite, plus an additional full common washroom for added convenience. The 1 bedroom ILLEGAL SUITE with private side entrance is perfect for a mortgage helper or extended family, offering excellent income potential. Located close to schools, parks, shopping, and transit, this is the perfect starter home or investment opportunity. Move-in ready with stylish finishes and strong rental potential & don’t miss out!