



**6463 68 Street NE**  
**Calgary, Alberta**

**MLS # A2291202**



**\$534,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Falconridge  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 928 sq.ft.   | <b>Age:</b>   | 1984 (42 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Off Street   |               |                   |
| <b>Lot Size:</b> | 0.09 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Landscaped, Level, Rectangular Lot |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Forced Air, Hot Water  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows |                   |      |
| <b>Inclusions:</b> | NONE  |                   |      |

East facing , rectangular lot , Bi-level 3 bedroom upstairs , master bedroom with 3 piece bath and 1 4-piece path . Basement has two bedroom full washroom 4 piece and basement has separate kitchen and big size living room . Fully newly renovated . upstairs has all new windows , New paint ,new both kitchen , new flooring , granite counter tops ,