



**6335 24th Avenue NE
Calgary, Alberta**

MLS # A2301860



\$445,000

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,139 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Here is the TURN-KEY INVESTMENT you’ve been looking for in Pineridge! Featuring PROVEN CASH FLOW and a great long-term tenant already in place, this 1,100 sq. ft. semi-detached home offers a stable and secure addition to your portfolio. The open-concept main floor is flooded with natural light from massive windows, creating a bright and inviting space for the kitchen, dining, and living areas. This home has been well-maintained and upgraded over the years, including brand new windows installed in 2025, ensuring energy efficiency and peace of mind for years to come. With three generous bedrooms on the lower level and two full bathrooms, this layout is highly functional and has massive tenant appeal. The exterior features a private fenced yard with a back deck, perfect for a BBQ and outdoor relaxation. Situated on a spacious corner lot, this property is in a truly great location, just steps away from schools, shopping, and transit. It is everything a long-term tenant would want, which means a stable and secure investment for you. The seller is also selling the other side (6333), giving you the flexibility to buy it as a full duplex or purchase one side to start your first stable investment! Check out the Virtual tour for 6333 (MLS A2300984)