



**6333/6335 24th Avenue NE  
Calgary, Alberta**

**MLS # A2301962**



**\$880,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,139 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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, with each side being 1,100 sq. ft. this full side-by-side duplex 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 6333 brand new windows installed in 2025, 6335 Windows installed in 2024 ensuring energy efficiency and peace of mind for years to come. With 3 generous bedrooms on the lower level and two full bathrooms in each unit, 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 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 of the 6333 side.