



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

6112 18 Avenue NE
Calgary, Alberta

MLS # A2211270



\$559,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Pineridge | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 952 sq.ft. | Age: | 1974 (51 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached, Oversized | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N | | |

| | | | |
|--------------------|-----------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, Open Floorplan | | |

Inclusions: n/a

Open House on Friday, April 18th from 12-2:30pm & Saturday, April 19th from 11-1! Nestled on a Quiet street in the community of Pineridge, this lovely property won't disappoint. Backing onto a Greenspace, this home offers over 1800 sqft of exceptional living space, 4 spacious Bedrooms, 2 Bathrooms, an Oversized Double Detached Garage and so much more. An Inviting main floor that features a cozy living room, a vast dining area and an open floor plan that's made for entertaining. The renovated kitchen showcases stainless steel appliances that includes a gas range, plenty of cabinet space and large island. Enjoy hosting memorable bbq's with family and friends in this incredible backyard. Two Bedrooms and 4 piece bathroom to complete the main floor. The fully finished basement features a family room with a wood burning fireplace, two more bedrooms, laundry room and a 3 piece bathroom. Recent updates include newer kitchen appliances, Hot Water Tank, Main floor flooring, Bay window and insulation in attic. Conveniently located, only minutes away from schools, shops and walking/bike pathways. Easy access to 16th Ave and Stoney Trail. Come see this beautiful property for yourself; all that's left is for you to move in!