

6463 68 Street NE  
Calgary, Alberta

MLS # A2236380



## \$439,800

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	928 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Landscaped, Low Maint		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, No Animal Home, Storage		

**Inclusions:** N/A

HOME SWEET HOME! INVESTMENT ALERT! Welcome to this charming bi-level home offering tons of potential situated on a large lot in the sought-after NE community of Falconridge! This home offers 3 bedrooms, 2 bathrooms and 1,850 SQFT of living space throughout. Heading inside you will find the bright and spacious living room, formal dining area, a foyer, fully equipped and well maintained kitchen and the huge master retreat that could easily accommodate a king bed with a wonderful 4 piece ensuite bathroom. The developed basement contains a large recreation room, 2 additional bedrooms that are looking for your special touch to add new flooring, a storage room, utility room and another fantastic 4 piece bathroom. Outside, you will find a massive deck that's perfect for entertaining, a fully fenced backyard and a parking pad that could accommodate 3 vehicles. GREAT LOCATION close to parks, schools, shopping, public transportation, major roadways and various other major amenities. You do not want to miss out on this opportunity if you are a FIRST TIME HOME BUYER or an INVESTOR! Book your private viewing today!