

6327 24 Avenue NE
Calgary, Alberta

MLS # A2255001



\$458,800

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,081 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn, Level, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2A
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Dry Bar, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: None

Location! Location! Location! Charming attached bungalow with an illegal suite, offering nearly 2000 sq. ft. of comfortable living space. The main level features 2 spacious bedrooms, while the lower level includes an additional 2 bedrooms (non-conforming), perfect for extended family or rental income. Enjoy outdoor living with a massive deck and both front and back grassy yards. The property boasts in-unit laundry for both the main and lower levels, along with newer windows for energy efficiency and comfort. Located within walking distance to elementary, middle, and high schools, and just a block from the community outdoor skating rink. The fenced, secure backyard provides a safe haven for children and pets. A fantastic opportunity for versatile living and potential rental income!