

**6111 26 Avenue NE
Calgary, Alberta**

MLS # A2272515



\$569,900

Division:	Pineridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,192 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance		

Inclusions: None

This is a very functional 4-level split with the potential to have a separate suite; there is a walk-up access from the 3rd level. Double over-size garage. A total of 3 full baths(1 full bath in the master bedroom). The sunroom was built without a permit; however, a new Real Property Report has been ordered. Granite kitchen countertops and vanity top. Fully finished basement. 3 bedrooms on the upper level & 1 additional bedroom on the 3rd level. Fenced yard. Great home for a growing family.