

**6537 68 Street NE  
Calgary, Alberta**

**MLS # A2281518**



# \$550,000

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	957 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** NONE

| Rare 4 Bedroom | 2 Full Bathrooms | 4-Level Split | Double Garage | CORNER Lot | Over 1,800 Sq.Ft. | A rare opportunity to own a beautifully updated 4-level split on a large corner lot, offering over 1,800 sq. ft. of fully developed living space, a double detached garage, and an expansive wrap-around yard. Designed for both comfortable family living and strong investment potential, this bright and versatile home truly checks all the boxes. The main level features oversized windows that flood the space with natural light, a spacious living room, dedicated dining area, and a fully renovated kitchen with modern finishes. Upstairs, you'll find two generously sized bedrooms, both large enough to accommodate king-size beds, along with a stylish full bathroom. The lower level offers a massive family room, a third bedroom, and an additional full bathroom, providing excellent flexibility for growing families or guests. The basement level includes an illegal suite complete with a bedroom, laundry area, and plenty of storage space. With great potential to convert the lower levels into a legal secondary suite (subject to city approval), this home is ideal for multi-generational living or income-generating investment. Freshly painted and conveniently located just minutes from Genesis Centre, Saddle Towne Circle, schools, parks, and transit, this is a rare find you don't want to miss.