

**6496 54 Street NE**  
**Calgary, Alberta**

**MLS # A2283392**

# \$415,000



<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	878 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Central Vacuum, Jetted Tub		

**Inclusions:** Shed

Welcome to 6496 54 Street, a thoughtfully designed 4 level split offering 3 bedrooms and 2 bathrooms in the established community of Castleridge. Located on a generous corner lot, this property presents outstanding value and is currently the most competitively priced home in the area. The split level layout provides excellent flow and privacy between living areas, making it well suited for families, entertaining, or those working from home. The home offers a bright, functional layout and well sized bedrooms. Outside, the large backyard offers plenty of space for outdoor enjoyment or future improvements, complete with a storage shed and a double detached garage that provides ample parking and storage options. With convenient access to transit, parks, and nearby amenities, this home delivers a great balance of space, location, and value. Ideal for first-time buyers, investors, renovators or flippers. This is a solid opportunity to own in a well connected neighbourhood at an attractive price point.