

## 780-897-4003

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## 6327 24 Avenue NE Calgary, Alberta

MLS # A2255001



\$458,800

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

**Heating:** Water: Forced Air, Natural Gas Floors: Sewer: Laminate Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade **Exterior:** Zoning: Vinyl Siding, Wood Frame 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! 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!