

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		

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!