

6479 54 Street NE  
Calgary, Alberta

MLS # A2173652



**\$499,000**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,113 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Heated Garage, Oversized, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	Laminate Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to this inviting 3-bedroom, 1.5-bathroom home in the desirable community of Castleridge, offering over 1,500 sq ft of comfortable living space. Ideally located within walking distance to shopping centers, this property boasts quick access to the Genesis Centre, Village Square Leisure Centre, Superstore, Calgary Airport, Costco, Sunridge Mall, and schools, with easy connections to McKnight Blvd and Stoney Trail. As you enter, you're greeted by a spacious living room and dining area, perfect for entertaining. The main level features brand new vinyl plank flooring that adds a modern touch throughout. The kitchen is flooded with natural light thanks to west-facing windows, making it a warm and inviting space. A convenient 2-piece powder room completes this level. Upstairs, you'll find the master bedroom with ensuite access to the 4-piece hall bath, along with two additional cozy bedrooms. The lower level boasts a large recreation room, perfect for family gatherings or a home theater, along with a spacious utility room that includes laundry facilities. The upper and lower levels are upgraded with brand new carpet. Step outside to enjoy your private backyard, featuring a large deck and patio—ideal for summer barbecues or simply relaxing in the sun. The oversized heated single detached garage provides ample space for your vehicle, while additional RV/boat or car parking options are available. A storage shed offers extra room for all your outdoor gear. Don't miss the opportunity to make this well-located and well-appointed home yours! Schedule a viewing today!