

6307 24 Avenue NE
Calgary, Alberta

MLS # A2201860



\$500,000

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|------------------|---------------------------------|---------------|-------------------|
| Division: | Pineridge | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow | | |
| Size: | 915 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Off Street | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Private | | |

Heating: Central, Natural Gas

Floors: Laminate, Other

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full, Suite

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NONE

Investor Alert! OR Great opportunity for first time home buyers ,here to own a fully developed duplex just a few steps from a school and few minutes driver from shopping, Public Library, Leisure center and a High school! Main floor has 3 bedrooms, and a renovated kitchen and living room. Illegal suite in the basement has a bedroom, living room, kitchen and a den. Separate entrance. rent both levels or live one rent other! best part is a huge lot with front and back yard giving you lots of space.