



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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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 |            |      |
| Inclusions: | None                                                                                                  |            |      |

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!