



6923 Laguna Way NE
Calgary, Alberta

MLS # A2304304



\$539,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,042 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Beautiful split level home featuring 3 bedrooms on the upper level and 2- BEDROOM LEGAL SUITE with separate entrance, offering excellent rental income potential. The home includes an updated 4-piece full bathroom, upgraded light fixtures, vinyl flooring throughout and separate washer and dryer. The kitchen is design with Quartz countertops and a functional centre island. The upper level offers a spacious primary room with large walk-in closet, along with 2 additional room plus an updated 4- piece bathroom. A new roof was installed a few years ago and also a double detached garage. The sunny south facing backyard is also fenced. Conveniently located close to schools, parks, transit shopping and other amenities. This property offers exceptional style, comfort and 2 -BEDROOM LEGAL SUITE as an income potential.