



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6333/6335 24 Avenue NE
Calgary, Alberta

MLS # A2305059



\$729,900

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,244 sq.ft.	Age:	1975 (51 yrs old)
Beds:	6	Baths:	2 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

Here is the TURN-KEY INVESTMENT you've been looking for in Pineridge! Featuring PROVEN CASH FLOW and a great long-term tenant already in place, with each side being a total of 1,200 sq. ft., this full side-by-side duplex offers a stable and secure addition to your portfolio. The open-concept main floor is flooded with natural light from massive windows, creating a bright and inviting space for the kitchen, dining, and living areas. This home has been well-maintained and upgraded over the years, including 6333 (brand new windows installed in 2025), 6335 (Windows installed in 2024) ensuring energy efficiency and peace of mind for years to come. With 3 generous bedrooms on the lower level and two full bathrooms in each unit, this layout is highly functional and has massive tenant appeal. The exterior features a private fenced yard with a back deck. Situated on a spacious corner lot, this property is in a truly great location, just steps away from schools, shopping, and transit. It is everything a long-term tenant would want, which means a stable and secure investment for you. The seller is giving you the flexibility to buy it as a full duplex or purchase one side to start your first stable investment! ***CHECK OUT THE VIRTUAL TOUR of the 6333 side. This is a parcel (main level 631.81X2 = 1263.62 sq ft, below grade 628.92x2 = 1257.84). Total AG 1263.62) - Unit 6335 (MLS A2305060), currently rented for \$1,800/month plus all utilities paid by the tenant. The 6333 (MLS A2305064) side is currently rented for \$1,790/month plus all utilities paid by the tenant. Both sides feature long-term tenants who would like to stay.