



GRASSROOTS

REALTY GROUP

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6479 68 Street NE
Calgary, Alberta

MLS # A2316399



\$599,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,252 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to this fully renovated bi-level offering 4 bedrooms, 4 full bathrooms, and a double detached garage! Conveniently located close to schools, shopping, public transit, amenities, and with easy access to Stoney Trail. The bright and spacious main floor features a functional layout with separate living, dining, and kitchen areas. The updated kitchen boasts newer cabinetry and main-floor laundry for added convenience. The primary bedroom includes a large walk-in closet and full ensuite, while two additional generously sized bedrooms and another full bathroom complete the main level. The fully developed basement offers excellent versatility with 2 bedrooms, each featuring its own ensuite bathroom, plus a second laundry area. Recent updates include extensive renovations throughout and a newer fence. This move-in-ready home is perfect for families, multi-generational living, or those seeking additional income potential. Don't miss this fantastic opportunity!