



GRASSROOTS
REALTY GROUP

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6509 68 Street NE
Calgary, Alberta

MLS # A2319173



\$439,900

Division:	Taradale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	905 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

Don't miss this incredible opportunity to own a move-in ready home in a family friendly community of Taradale! This home is just minutes from schools, parks, shopping, restaurants, and only 10 minutes from Calgary International Airport! This well-maintained 4-level split offers a functional layout with 3 bedrooms and 1.5 bathrooms, making it perfect for families, first time buyers, or investors. The upper level features two spacious bedrooms and a full bathroom, while the main floor boasts a bright kitchen and inviting family room with vaulted ceilings that create an open and airy feel. The lower level offers a cozy living room, a third bedroom, and a convenient half bathroom. Downstairs, the unfinished basement provides endless potential to create a home gym, recreation room, office, or additional living space tailored to your needs. Numerous upgrades have already been completed, including a new roof (2023), furnace (2026), hot water tank (2026), new concrete back patio, air conditioning, stucco siding, and the peace of mind of having no Poly-B plumbing. Outside, enjoy a large backyard with room to build a double garage, plus plenty of street parking available. A fantastic home in a convenient location!