



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6417 26 Avenue NE
Calgary, Alberta

MLS # A2323172



\$445,000

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,434 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vinyl Windows		

Inclusions: Shed, Murphy bed, Nest thermostat, TV wall mount

What a great starter home in a fantastic location close to school, parks, shopping, leisure and faith centers with great access to amenities and transit! This spacious 3 bed up + 1 down, 1 full and 1 half bath duplex features a large open living area with wood burning fireplace, a 200 SQFT sunroom that floods the home with natural light. The bright corner kitchen hosts brand-new stainless-steel appliances with a ton of counter and cupboard space. Heading up the stairwell is skylight offering additional natural light creating a warm peaceful ambiance to the main floor. The basement is developed with a large rec area hosting a murphy bed (included) creating a 4th bedroom and separate retreat for guests, as well as an abundance of storage, laundry room with sink and mechanical. This home has a huge yard with ample space to build a garage or parking pad, bonus there is already a large gate with potential for RV parking and a paved lane. The windows were just replaced in November 2025, the roof, siding, furnace and HWT were replaced in 2015. Fantastic opportunity with a turn key home here!