



GRASSROOTS
REALTY GROUP

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6803 24 Avenue NE
Calgary, Alberta

MLS # A2326513



\$624,900

Division:	Pineridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,031 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

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

Inclusions: STORAGE SHED

This property could be available as a Complete Package, with the potential to include an extensive selection of tools, furniture, and even a Smokehouse! The home offers 4 bedrooms and 2 full bathrooms, along with 2 kitchens, 2 laundry areas, 2 gas fireplaces, and an abundance of bright windows throughout. An Illegal mother-in-law suite provides excellent flexibility for extended family or other living arrangements. Outside, you'll find a Heated Triple garage, a Paved parking pad, and convenient access from a Paved alley. The beautifully landscaped yard features mature trees, shrubs, a generous raspberry patch, underground sprinklers, a composite deck, a stone patio, a storage shed, and plenty of additional storage throughout the property.