



1903 62 Street NE
Calgary, Alberta

MLS # A2327021



\$599,000

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|------------------|--|---------------|-------------------|
| Division: | Pineridge | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,031 sq.ft. | Age: | 1974 (52 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Lawn, Low Maintenance Landscape | | |

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|--------------------|--------------------------|-------------------|------|
| Heating: | Central | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan | | |

Inclusions: Basement Refrigerator, Stove and Rangehood.

Welcome to this beautifully renovated 5-bedroom, 2-bathroom bungalow with a basement suite perfectly situated in a sought-after mature NE Calgary neighbourhood. This approximately 1,035 sq. ft. bungalow has been completely transformed from top to bottom: new roof, new siding, new doors and windows, a brand-new modern kitchen with stylish countertops, and fresh flooring throughout. You name it, this house has it! Sitting on an oversized lot, this property boasts a large west-facing backyard that's fully fenced and beautifully landscaped ready for you to move in and enjoy from day one. This is a true turn key up/down income property with excellent mortgage helper potential live up, rent down. The basement has been fully redone with a brand new kitchen, bathroom, bedrooms, and flooring, and features its own separate entrance, making it perfect for tenants and offering maximum privacy for both units. A fantastic setup for extended family, rental income, or investors searching for a home with a basement suite (illegal/unregistered, **Buyer to verify suite compliance with the City of Calgary to legalize**). Location doesn't get better than this. You're just steps from schools, grocery stores, and parks, with quick access to major highways for an easy daily commute. Plus, with LRT access close by and all amenities within reach, everything you need is right at your doorstep. Don't miss your chance to own a fully renovated home with income potential in a prime, well-connected community book your showing today!