



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6712 23 Avenue NE
Calgary, Alberta

MLS # A2327055



\$599,900

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,084 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Welcome to this beautifully upgraded bungalow located in the desirable community of Pineridge! This home offers a prime location, just minutes away from schools, grocery stores, restaurants, and public transit. The main level features several upgrades, new flooring, fresh paint throughout, and modern kitchen cabinets. You'll also find brand-new appliances on the main level, including a gas stove, dishwasher, and refrigerator. Downstairs, the fully finished basement includes an illegal suite with its own separate laundry, making it ideal for living upstairs and renting out the lower level. The basement bedroom is equipped with new egress windows for added safety and comfort. A double detached garage at the back provides secure parking for two vehicles, with a paved back alley for easy access. Don't miss your chance to own this move-in-ready home—contact your favorite Realtor today!