



GRASSROOTS
REALTY GROUP

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6 Jensen Crescent NE
Airdrie, Alberta

MLS # A2332451



\$348,500

Division:	Jensen		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	989 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions:	Basement fridge
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Imagine owning a home that gives you options. Whether you're searching for your first home to renovate and personalize or looking for a property where you can build equity through thoughtful updates, this semi-detached bungalow in the established community of Jensen offers outstanding potential in a location you'll love. Filled with natural light from the large front windows, the main level features a spacious living room that flows into a functional kitchen offering generous space. Three bedrooms and a full bathroom complete the main floor, providing a practical layout that's ready for your vision. This home offers a solid foundation to create a space that truly reflects your style. The developed lower level includes an existing illegal suite, providing flexibility for multi-generational living, guests, or future redevelopment opportunities, subject to municipal approvals. It features a spacious living area, kitchenette (no stove), a good sized bedroom, 3-piece bathroom, and shared laundry, creating a functional space that can be adapted to suit your needs. For peace of mind, some important mechanical updates have already been completed, including a furnace and hot water tank (2021) and a newer washer and dryer, allowing you to focus your investment on other improvements. Outside, the yard offers back lane access and plenty of room to enhance the outdoor space. Located in the mature community of Jensen, you'll appreciate being just minutes from the Tri Schools, parks, playgrounds, shopping, and everyday amenities. If you've been searching for an affordable home with great bones, a desirable location, and the opportunity to add your own style and value over time, this is one you'll want to see.