



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5824 22 Avenue NE
Calgary, Alberta

MLS # A2348491



\$620,000

Division:	Pineridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,527 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to your new home in Pineridge! This beautifully renovated and move-in-ready home features 3 bedrooms, 1.5 bathrooms, and a double attached garage. Recent updates throughout the main and upper floors include a modernized kitchen with new appliances, updated bathrooms, new flooring, and fresh paint. The versatile bonus room on the main floor is perfectly situated between the living and dining areas, making it an ideal space for movie nights, family gatherings, or entertaining guests. Step outside to the rear balcony, the perfect spot to enjoy summer BBQs with friends and family or simply relax and unwind after a long day. The basement offers excellent future potential, with City-approved permits already in place for a legal basement suite. Whether you're looking to create a mortgage helper, additional living space, a recreation room, or the ultimate man cave, the possibilities are endless. Conveniently located close to schools, parks, shopping, public transit, and major roadways, this home offers both comfort and convenience for families, first-time buyers, and investors alike. Don't miss this incredible opportunity. Book your private showing today!