# \$458,800 - 6327 24 Avenue Ne, Calgary

MLS® #A2255001

# \$458,800

4 Bedroom, 2.00 Bathroom, 1,081 sqft Residential on 0.08 Acres

Pineridge, Calgary, Alberta

Location! Location! Charming attached bungalow with an illegal suite, offering nearly 2000 sq. ft. of comfortable living space. The main level features 2 spacious bedrooms, while the lower level includes an additional 2 bedrooms, perfect for extended family or rental income. Enjoy outdoor living with a massive deck and both front and back grassy yards. The property boasts in-unit laundry for both the main and lower levels, along with newer windows for energy efficiency and comfort. Located within walking distance to elementary, middle, and high schools, and just a block from the community outdoor skating rink. The fenced, secure backyard provides a safe haven for children and pets. A fantastic opportunity for versatile living and potential rental income!

Built in 1975

#### **Essential Information**

MLS® # A2255001 Price \$458,800

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,081

Acres 0.08

Year Built 1975

Type Residential







Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

# **Community Information**

Address 6327 24 Avenue Ne

Subdivision Pineridge
City Calgary
County Calgary
Province Alberta
Postal Code T1Y 2C5

#### **Amenities**

Parking Off Street

# Interior

Interior Features Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan,

Pantry, Separate Entrance, Dry Bar

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Range Hood,

Refrigerator, Washer, Washer/Dryer Stacked

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Garden, Private Yard

Lot Description Back Yard, City Lot, Front Yard, Lawn, Level, Rectangular Lot, See

Remarks

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed September 7th, 2025

Days on Market 50

Zoning R-CG

# **Listing Details**

Listing Office TREC The Real Estate Company

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