

6307 24 Avenue NE
Calgary, Alberta

MLS # A2201860



\$500,000

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	915 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: NONE

Investor Alert! OR Great opportunity for first time home buyers ,here to own a fully developed duplex just a few steps from a school and few minutes driver from shopping, Public Library, Leisure center and a High school! Main floor has 3 bedrooms, and a renovated kitchen and living room. Illegal suite in the basement has a bedroom, living room, kitchen and a den. Separate entrance. rent both levels or live one rent other! best part is a huge lot with front and back yard giving you lots of space.