

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

MLS® #A2255001

**\$458,800**

4 Bedroom, 2.00 Bathroom, 1,081 sqft

Residential on 0.08 Acres

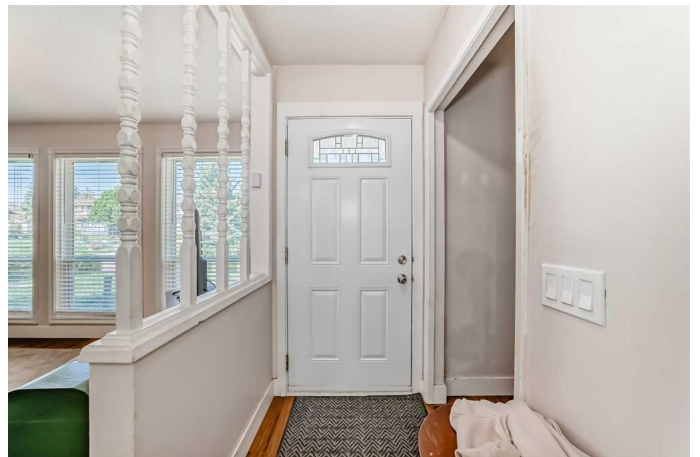
Pineridge, Calgary, Alberta

Location! Location! 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 | 62                  |
| Zoning         | R-CG                |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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