

# \$500,000 - 6307 24 Avenue Ne, Calgary

MLS® #A2201860

**\$500,000**

4 Bedroom, 3.00 Bathroom, 915 sqft  
Residential on 0.08 Acres

Pineridge, Calgary, Alberta

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.

Built in 1976

## Essential Information

MLS® #	A2201860
Price	\$500,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	915
Acres	0.08
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information



Address	6307 24 Avenue Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y2C5

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Open Floorplan, Storage
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage METRO
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