

6463 68 Street NE
Calgary, Alberta

MLS # A2236380



\$419,800

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	928 sq.ft.	Age:	1984 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Landscaped, Low Maint		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, No Animal Home, Storage		

Inclusions: N/A

HOME SWEET HOME! INVESTMENT ALERT! Welcome to this charming bi-level home offering tons of potential situated on a large lot in the sought-after NE community of Falconridge! This home offers 3 bedrooms, 2 bathrooms and 1,850 SQFT of living space throughout. Heading inside you will find the bright and spacious living room, formal dining area, a foyer, fully equipped and well maintained kitchen and the huge master retreat that could easily accommodate a king bed with a wonderful 4 piece ensuite bathroom. The developed basement contains a large recreation room, 2 additional bedrooms that are looking for your special touch to add new flooring, a storage room, utility room and another fantastic 4 piece bathroom. Outside, you will find a massive deck that's perfect for entertaining, a fully fenced backyard and a parking pad that could accommodate 3 vehicles. GREAT LOCATION close to parks, schools, shopping, public transportation, major roadways and various other major amenities. You do not want to miss out on this opportunity if you are a FIRST TIME HOME BUYER or an INVESTOR! Book your private viewing today!