



THE
A-TEAM

**RE/MAX
FIRST**

6527 23 Avenue, Calgary T1Y 1V3

MLS®#: **A2171422**

Area: **Pineridge**

Listing Date: **10/10/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 18-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1975**

Finished Floor Area

Abv Sqft: **1,215**

Low Sqft:

Ttl Sqft: **1,215**

DOM

42

Layout

Beds: **5 (3 2)**

Baths: **3.0 (3 0)**

Style: **Bi-Level**

Lot Information

Lot Sz Ar: **6,157 sqft**

Lot Shape:

Parking

Ttl Park: **7**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Interior Lot,Level,Private,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete,Stucco,Wood Frame

Flooring:

Carpet,Laminate,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Range,Range Hood,Washer,Window Coverings

Int Feat:

Closet Organizers,Laminate Counters,No Animal Home,No Smoking Home,Separate Entrance,Storage

Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	7`4" x 6`2"
Bedroom	Main	10`11" x 8`0"
Dining Room	Main	13`0" x 9`1"
Living Room	Main	14`5" x 15`5"
4pc Bathroom	Basement	8`0" x 5`1"
Bedroom	Basement	11`2" x 9`5"

Room	Level	Dimensions
4pc Bathroom	Main	7`7" x 5`0"
Bedroom	Main	10`11" x 8`0"
Kitchen	Main	14`6" x 12`8"
Bedroom - Primary	Main	12`8" x 10`8"
Bedroom	Basement	13`0" x 16`4"
Game Room	Basement	24`0" x 18`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

731571

Remarks

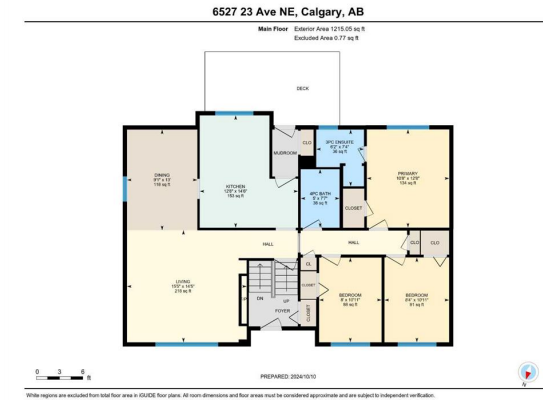
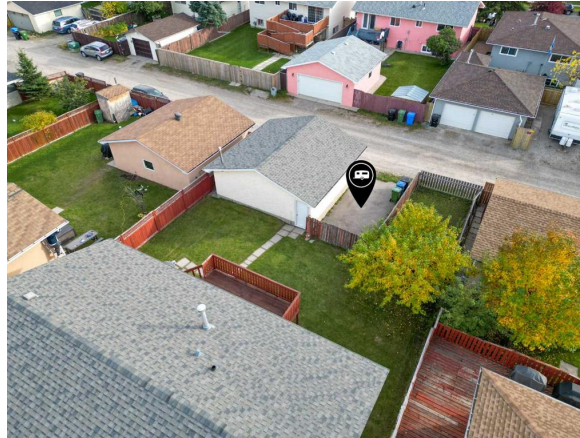
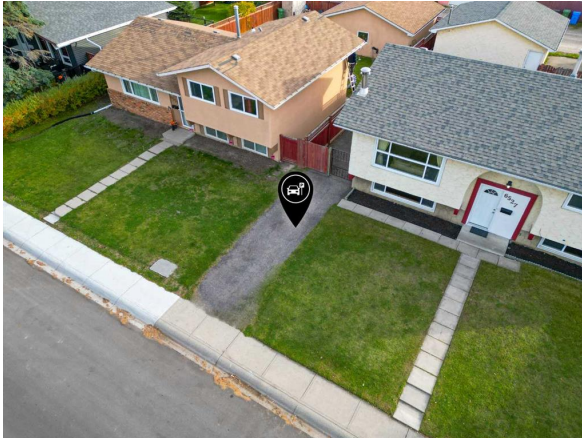
Pub Rmks:

Attention Investors and Homebuyers! Discover a rare opportunity 2,295 +/- SQFT of Living Space, own this spacious 5-bedroom, 3-bathroom bilevel home situated on a massive **56' x 109' lot—one of the largest in the neighborhood! With R-CG zoning, this property offers excellent potential for future redevelopment. Move in and enjoy the option of renting out the LEGAL 2-bedroom basement suite for additional income, or capitalize on dual rental streams as an investor. The home's stucco exterior ensures longevity, while the OVERSIZED HEATED double garage can fit full-size pickup trucks and offers ample space for a workshop. Plus, with an RV pad and a **front parking pad**, you'll have room for up to four (4) vehicles, with additional street parking available. Inside, the upper level features 3 spacious bedrooms, 2 full bathrooms, and a large, bright living area with big windows and an open-concept living-dining space. The kitchen offers privacy while maintaining a modern, wood-finished design. The convenience of separate laundry rooms on both levels adds to the home's appeal. The 2-bedroom LEGAL basement suite is a gem, boasting large bedrooms, a full bathroom, and a huge living room with a charming wood burning fireplace. Thanks to the bi-level design, the basement enjoys abundant natural light, enhancing comfort and privacy. Located in the heart of NE Calgary, this well maintained family home offers easy access to major highways like 16th Ave and Stoney Trail. You're also within walking distance of all essential amenities, including shopping centers, schools, and transit. Lester B. Pearson High School is less than 5 minutes away, while Sunridge Mall, Rundlehorn Train Station is just 10 minutes down the road and a bus stop is steps away, adding to the home's unbeatable convenience. ****Endless potential awaits!**** Don't miss out—call your favorite Realtor to book a showing today!**

Inclusions:
Property Listed By:

N/A
Century 21 Bravo Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



6527 23 Ave NE, Calgary, AB

Basement (Below Grade) Exterior Area 1080.20 sq ft



PREPARED 2024/10/10

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

