


$ 399,900.00

# 6463 54 STREET NE CALGARY

https://paulbrinton.com

LEGAL SUITE!! Fantastic opportunity for first time home buyer or investor. This two-story house offers excellent upgrades including, Stainless steal appliance, QUARTZ counters, new windows and pot lights throughout the house. Large kitchen at the rear with plenty of cabinets and great eating area. At rear 2-piece bathroom has custom...

- 4 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1162437

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-20 09:04:21

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 11/20/21

**Two Piece Bath:** 1

**Lot size:** 2798 sq ft

**Year built:** 1981

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet,Ceramic Tile,Laminate

**Exterior Features:** Playground,Private Entrance

**District:** CAL Zone NE

**Inclusions:** Dryer, Electric Stove(s), Garage Control(s), Microwave hoodfan, Refrigerator(s), Washer stalked washer dryer(upstairs)

**Lot Features:** Back Lane,Landscaped

**Heating Type:** Forced Air

**Total Parking:** 2

**Community Features:** Park,Schools Nearby,Playground,Sidewalks,Shopping Nearby

**Fencing:** Fenced

**Cooling:** Other

**Interior Features:** No Animal Home,No Smoking Home

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full, Separate/Exterior Entry, Suite

**Levels:** Two

**Laundry features:** See Remarks

**Zoning:** R-C2

**Transaction Type:** For Sale

**List Price Square Foot:** $ 363.88

**Photo Count:** 45

**Rooms Above Grade:** 5

**Unit Exposure:** E

**Construction Materials:** Vinyl Siding,Wood Frame

**Suite:** Suite - Legal

**Foundation:** Poured Concrete

**Frontage Metres:** 8.53M 28`0"

**Appliances:** Dryer,Electric Stove,Range Hood,Refrigerator,See Remarks,Washer

**Living Area SF:** 1099.00

**Subdivision Name:** Castleridge

**Structure Type:** House

**Lot Size Acres:** 0.06

**Restrictions:** None Known

