



\$ 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

Laundry features: See Remarks

Transaction Type: For Sale

Photo Count: 45

Unit Exposure: E

Suite: Suite - Legal

Frontage Metres: 8.53M 28`0"

Living Area SF: 1099.00

Structure Type: House

Restrictions: None Known

Levels: Two

Zoning: R-C2

List Price Square Foot: \$ 363.88

Rooms Above Grade: 5

Construction Materials: Vinyl Siding,Wood
Frame

Foundation: Poured Concrete

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

Subdivision Name: Castleridge

Lot Size Acres: 0.06

