

**6412 54 Street
Calgary, Alberta****MLS # A2217362****\$515,000**

Division:	Castleridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,141 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: NONE

What a Amazing Detached HOME Located in the neighbourhood of CASTLERIDGE , this charming house offers an ideal setting for families seeking comfort and space. Welcome to your wonderful, freshly painted new 3 bedroom home In CASTLERIDGE! Upstairs you will find 3 bedrooms and a 1 FULL WASHROOM. MAIN FLOOR HAS KITCHEN ;NOOK AND HALF WASHROOM N LAUNDRY. BASEMENT STUDIO SUITE WHICH comes WITH KITCHEN ;FULL WASHROOM; SEPARATE LAUNDRY N SEPARATE ENTRANCE. Both floors are rented .There IS OVERSIZED SINGLE detached CAR garage is like cherry on cake THERE IS SEPARATE PARKING PAD IS APART FROM THE GARAGE IS AVAILABLE FOR RV'S.This home is perfect for your growing family or for your roommates! The main floor is open concept comes with entrance open to below and features a large, lovely living room and kitchen with upgrades including white cabinets . The large backyard is ideal for a family to have room to grow and play with a gorgeous mature evergreen tree beside the new over sized deck. The roof and siding are newer .This home is located on a quiet street. Located just steps away from major amenities and nearby some great shopping. Great value on this real estate investment that is move in ready for your family or your tenants. Outside, the property features a spacious backyard, perfect for outdoor activities and summer barbecues. Children and pets alike will love the freedom to roam and play in this secure outdoor space. Conveniently located NEXT TO JOHN PAUL schools AND NEAR TO parks, shopping, and dining options, this home offers the perfect balance of tranquility and accessibility. With its welcoming atmosphere and functional design, it's the ideal place for a growing family to call this property home. Book your showing

Today!!!