

6496 54 Street NE
Calgary, Alberta

MLS # A2275016



\$420,000

Division:	Castleridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	878 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub		

Inclusions:	N/A
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Welcome to 6496 54 Street! This is an excellent opportunity to own a well laid out 3 bedroom, 2 bathroom four-level split in the heart of Castleridge. Situated on a large corner lot, this home offers outstanding value and is currently the best priced property in the neighbourhood. The multi level design provides a functional separation of living spaces, ideal for families or those needing extra room to work from home or entertain. The home features 3 spacious bedrooms, a bright and practical floor plan, and the added convenience of central vacuum. Outside, you'll appreciate the expansive backyard with plenty of room for kids, pets, or future landscaping ideas, along with a storage shed and a double detached garage offering ample parking and storage. Located close to transit, parks, and shopping, this property combines space, location, and affordability. Whether you're a first time buyer, growing family, or investor, this is a fantastic opportunity to secure a home in a desirable community at an exceptional price!