

# \$379,900 - 6307 26 Avenue Ne, Calgary

MLS® #A2225922

**\$379,900**

3 Bedroom, 2.00 Bathroom, 1,188 sqft

Residential on 0.08 Acres

Pineridge, Calgary, Alberta

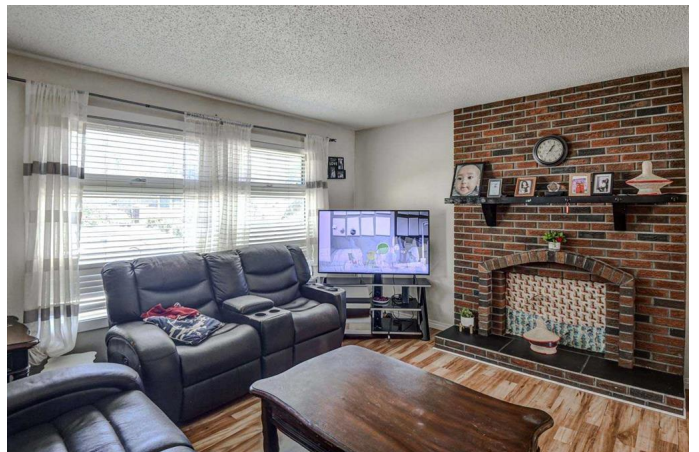
This well located 1/2 duplex is ready for a new owner or investor in the family oriented community of Pineridge. Close to all levels of schools and plenty of shopping nearby.

Laminate floors thruout and spacious kitchen and dining area. Living roon has plenty of windows and wood burning fireplace for thiose chilly evenings, Upstairs we have three bedrooms and 4 piece bath with new tub and surround. The unfinished basement awaits your own ideas for development, Huge south facing backyard with parking for 3 cars off the alley. The furnace is 9 years old approximately and the hot water tank was replaced in the last year. All the appliances stay with the home and window blinds. Hurry call your fav realtor today this is priced to sell

Built in 1978

## Essential Information

MLS® #	A2225922
Price	\$379,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,188
Acres	0.08
Year Built	1978
Type	Residential



Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	6307 26 Avenue Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4H2

### Amenities

Parking Spaces	2
Parking	Alley Access, Off Street

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 30th, 2025
Days on Market	6
Zoning	R-CG

### Listing Details

Listing Office

CIR Realty

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