

# \$450,000 - 6301 26 Avenue Ne, Calgary

MLS® #A2241023

## \$450,000

3 Bedroom, 2.00 Bathroom, 1,188 sqft

Residential on 0.08 Acres

Pineridge, Calgary, Alberta

A perfect home to live in or an investment. Fantastic opportunity to own this beautiful 3 bedroom Semi-Detached home on a massive corner lot. Huge well maintained backyard, fully fenced for your fur babies and small children. Enjoy the recently updated kitchen and appliances with granite counter tops. Comfortably relax in your spacious living room with a wood fireplace. Enjoy your meals in a large dinning area looking out the double patio doors into your spacious, sunny and bright south facing back yard. The back yard has a stamped covered patio to enjoy your morning coffee or evening sun. Upstairs you will find 3 large bedrooms and a full bath. Basement is fully developed with another rec / family room. Plenty of storage space. The roof has been recently up dated; 3 years, Hot water tank; 2 years. Surrounded by parks and green space. K to 12 schools all walking distance (Douglas Harkness, Clarence Sansom, Lester B Pearson). Conveniently blocks away from City transit.

Built in 1978

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2241023  |
| Price      | \$450,000 |
| 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     | 6301 26 Avenue Ne |
| Subdivision | Pineridge         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y 4H2           |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows       |
| Appliances        | Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Playground, Private Entrance, Private Yard, Permeable Paving                   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Private |
| Roof              | Asphalt Shingle  |

|              |                          |
|--------------|--------------------------|
| Construction | Metal Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 5               |
| Zoning         | R-CG            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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