

# \$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 dining 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	10
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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