

# \$456,000 - 6423 28 Avenue Ne, Calgary

MLS® #A2232271

**\$456,000**

2 Bedroom, 2.00 Bathroom, 859 sqft

Residential on 0.11 Acres

Pineridge, Calgary, Alberta

**ATTENTION HANDYMEN & FLIPPERS!**

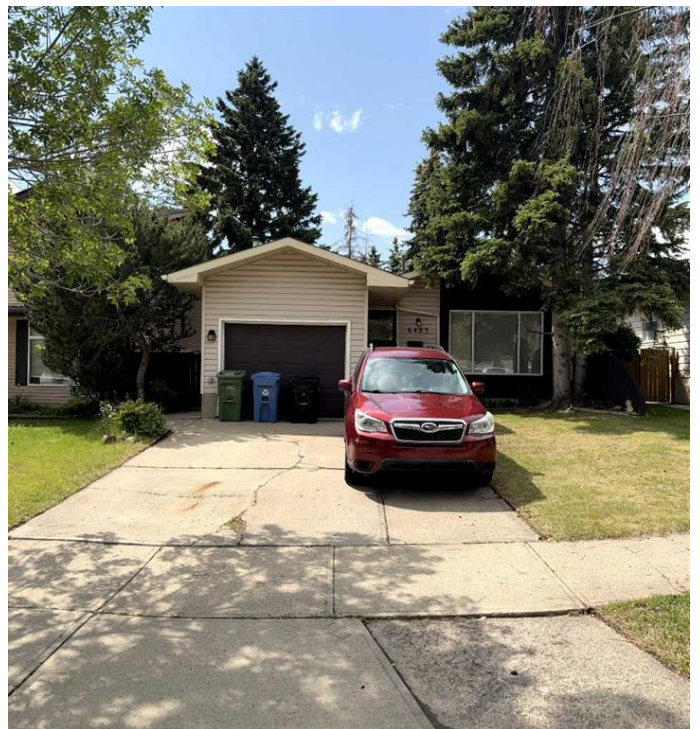
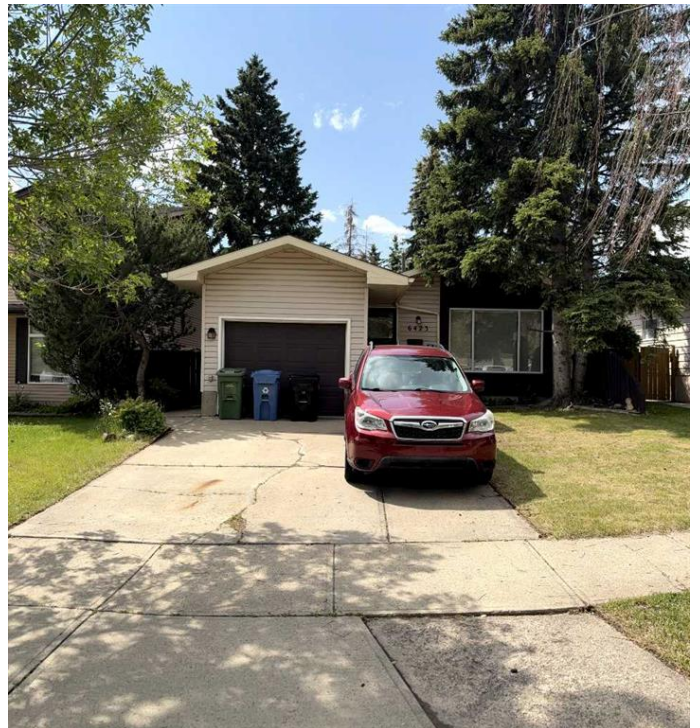
**SUNNY SOUTH-FACING BACKYARD |**

**STEPS TO THE PARK | LARGE LOT**

Welcome to the highly sought-after community of Pineridge! This spacious 4-level split offers over 2,000 SQFT of developed living space, featuring 2 bedrooms, 1.5 bathrooms, and endless potential for customization.

The main level offers a functional layout with an open-concept kitchen, breakfast bar, and direct access to the east-facing deck from the dining room—perfect for enjoying your morning coffee in the sun.

Upstairs, you'll find two generous bedrooms, including a larger primary suite with a walk-in closet, and a full bathroom. The lower levels feature a massive family room and rec room with large, bright windows that flood the space with natural sunlight—ideal for entertaining or future development. Additional features include, Heated single attached garage, Gas BBQ hookup and Newer furnace & on-demand hot water system. This is a perfect opportunity for investors, renovators, or anyone looking to build equity in a fantastic location. Don't miss out—schedule your showing today!



Built in 1978

## Essential Information

MLS® # A2232271

Price \$456,000

Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	859
Acres	0.11
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	6423 28 Avenue Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4S2

### Amenities

Parking Spaces	3
Parking	Heated Garage, Single Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Gas Starter
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Lawn, Level, Rectangular Lot, Few Trees, Private

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	86
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Blue Sky
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