

# \$499,900 - 6412 54 Street, Calgary

MLS® #A2217362

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,141 sqft

Residential on 0.07 Acres

Castleridge, Calgary, Alberta

What a Amazing Detached HOME Located in the neighbourhood of CASTLERIDGE , this charming house offers an ideal setting for families seeking comfort and space. Welcome to your wonderful, freshly painted new 3 bedroom home In CASTLERIDGE! Upstairs you will find 3 bedrooms and a 1 FULL WASHROOM. MAIN FLOOR HAS KITCHEN ;NOOK AND HALF WASHROOM N LAUNDRY. BASEMENT illegal STUDIO SUITE WHICH comes WITH KITCHEN ;FULL WASHROOM; SEPARATE LAUNDRY N SEPARATE ENTRANCE. Both floors are rented .There IS OVERSIZED SINGLE detached CAR garage is like cherry on cake THERE IS SEPARATE PARKING PAD IS APART FROM THE GARAGE IS AVAILABLE FOR RV'S.This home is perfect for your growing family or for your roommates! The main floor is open concept comes with entrance open to below and features a large, lovely living room and kitchen with upgrades including white cabinets . The large backyard is ideal for a family to have room to grow and play with a gorgeous mature evergreen tree beside the new over sized deck. The roof and siding are newer .This home is located on a quiet street. Located just steps away from major amenities and nearby some great shopping. Great value on this real estate investment that is move in ready for your family or your tenants. Outside, the property features a spacious backyard, perfect for outdoor activities and summer barbecues.



Children and pets alike will love the freedom to roam and play in this secure outdoor space. Conveniently located NEXT TO JOHN PAUL schools AND NEAR TO parks, shopping, and dining options, this home offers the perfect balance of tranquility and accessibility. With its welcoming atmosphere and functional design, it's the ideal place for a growing family to call this property home. Book your showing Today!!!

Built in 1982

### Essential Information

MLS® #	A2217362
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,141
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	6412 54 Street
Subdivision	Castleridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J1Z5

### Amenities

Parking Spaces	4
Parking	Single Garage Detached

# of Garages 1

### Interior

Interior Features No Smoking Home, Open Floorplan, Pantry, Quartz Counters, No Animal Home

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked

Heating Forced Air

Cooling None

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features Private Yard

Lot Description Back Lane, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed May 2nd, 2025

Days on Market 113

Zoning R-CG

### Listing Details

Listing Office PREP Realty

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