

# \$649,900 - 6712 23 Avenue Ne, Calgary

MLS® #A2261940

**\$649,900**

5 Bedroom, 3.00 Bathroom, 1,084 sqft  
Residential on 0.11 Acres

Pineridge, Calgary, Alberta

Welcome to this beautifully upgraded bungalow located in the desirable community of Pineridge! This home offers a prime location, just minutes away from schools, grocery stores, restaurants, and public transit.

The main level features several upgrades, new flooring, fresh paint throughout, and modern kitchen cabinets. You'll also find brand-new appliances on the main level, including a gas stove, dishwasher, and refrigerator.

Downstairs, the fully finished basement includes an illegal suite with its own separate laundry, making it ideal for living upstairs and renting out the lower level. The basement bedroom is equipped with new egress windows for added safety and comfort.

A double detached garage at the back provides secure parking for two vehicles, with a paved back alley for easy access.

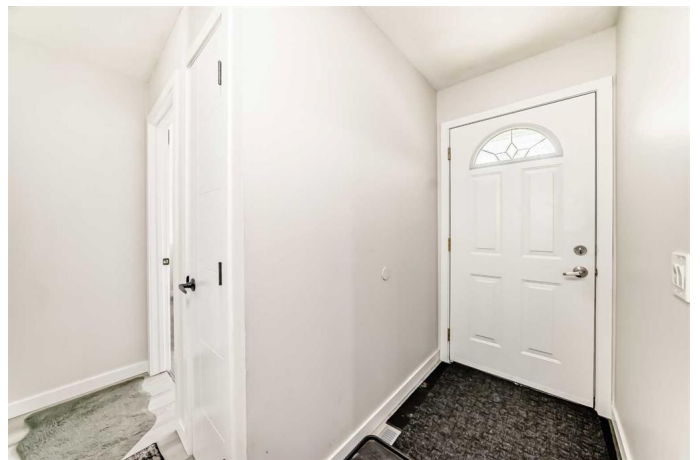
Don't miss your chance to own this move-in-ready home! Contact your favorite Realtor today!

Built in 1974

## Essential Information

MLS® # A2261940

Price \$649,900



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,084       |
| Acres          | 0.11        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6712 23 Avenue Ne |
| Subdivision | Pineridge         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y1V4            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Gas Stove, Refrigerator, Washer, Washer/Dryer Stacked, Gas Water Heater |
| Heating           | Forced Air, Natural Gas                                                                                    |
| Cooling           | None                                                                                                       |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |
| Fireplaces        | Electric                                                                                                   |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full                                                                                             |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                  |
|-----------------|----------------------------------|
| Lot Description | Back Lane, Rectangular Lot       |
| Roof            | Asphalt Shingle                  |
| Construction    | Aluminum Siding, Brick, Concrete |
| Foundation      | Poured Concrete                  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 25                |
| Zoning         | R-CG              |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Creekside Realty |
|----------------|------------------|

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