

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

MLS® #A2232271

**\$456,000**

2 Bedroom, 2.00 Bathroom, 859 sqft  
Residential on 0.11 Acres

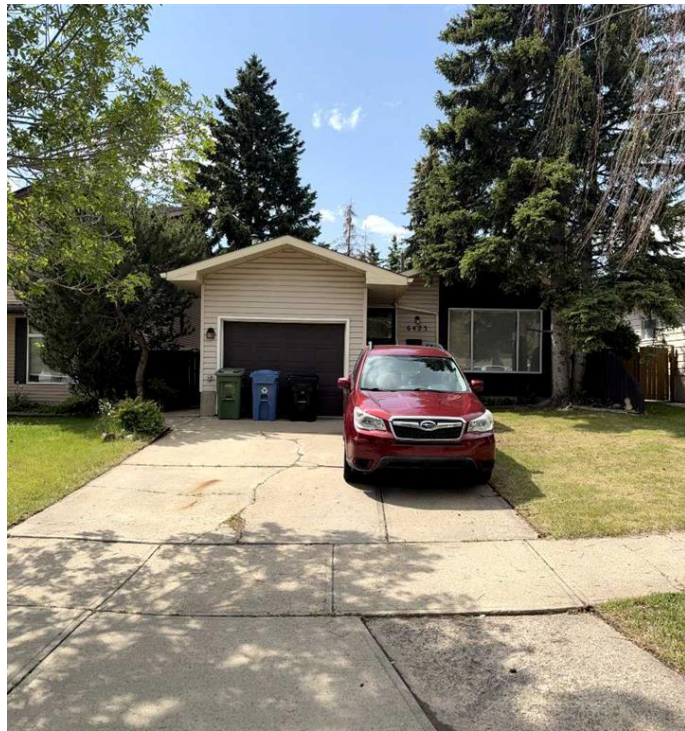
Pineridge, Calgary, Alberta

**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	Driveway, Heated Garage, Single Garage Attached
# 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	Gas Starter, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

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

**Additional Information**

Date Listed June 23rd, 2025  
Days on Market 110  
Zoning R-CG

**Listing Details**

Listing Office Royal LePage Blue Sky



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