

\$650,000 - 6707 23 Avenue Ne, Calgary

MLS® #A2267623

\$650,000

6 Bedroom, 4.00 Bathroom, 1,382 sqft
Residential on 0.14 Acres

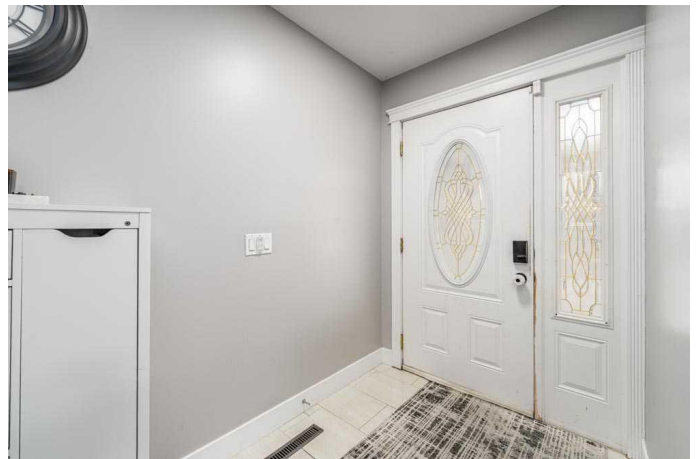
Pineridge, Calgary, Alberta

Rare opportunity! This fully developed 6-bedroom bungalow with two illegal basement suites offers 2,639 sq.ft. of total living space on a quiet street an exceptional mortgage helper or investment property. The main floor features 1,382 sq.ft. with 4 bedrooms and 2 full bathrooms, including a primary suite with walk-in closet and 4-piece ensuite. Enjoy a bright, inviting living room, a renovated kitchen with granite countertops, tile backsplash, undermount sink, and stainless steel appliances, plus a spacious dining area and main floor laundry.

The basement offers 1,257 sq.ft. with two self-contained illegal suites, each complete with its own kitchen, living area, bedroom, and bathroom, plus shared laundry and a separate entrance for tenant convenience.

Outside, you'll love the large backyard with a grassy play area and play structure for the kids, along with a concrete patio and gazebo — perfect for barbecues, entertaining, or relaxing on warm summer days. There's also ample parking, including a long front driveway, an additional covered parking stall, and a heated, insulated double detached garage.

Recent updates include a new high-efficiency furnace, hot water tank (2025), central A/C (2025), and a new roof on both the home and garage (2020).



Located close to three schools, shopping, daily amenities, and Village Square Leisure Centre, this property delivers outstanding value, flexibility, and income potential.

A truly rare find – don’t miss this incredible opportunity!

Built in 1975

Essential Information

MLS® #	A2267623
Price	\$650,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,382
Acres	0.14
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	6707 23 Avenue Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 1V3

Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Level
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.