

303 Pinemont Gate NE
Calgary, Alberta

MLS # A2155107



\$279,900

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|------------------|-----------------------------------|---------------|-------------------|
| Division: | Pineridge | | |
| Type: | Residential/Duplex | | |
| Style: | Bi-Level, Side by Side | | |
| Size: | 523 sq.ft. | Age: | 1975 (49 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Outside, Plug-In, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Low Maintenance Landscape, Views | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 286 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, Open Floorplan, Primary Downstairs, Storage, Vaulted Ceiling(s) | | |

Inclusions: N/A

Be sure to check out this fantastic home in the PINEMONT LANE complex in the popular family community of Pineridge. This fully finished semi-detached bi-level enjoys lovely laminate floors & vaulted beamed ceilings, 2 bedrooms & 1 full bath, great-sized deck & parking stall just steps from your front door. Main floor features a terrific open concept living/dining room with wood-burning fireplace & renovated (2024) kitchen with white appliances & lots of cabinet space. Tastefully updated in 2023, the full bathroom has lovely tile floors & shower/tub combo. The finished lower level - with large windows, has 2 bedrooms, laundry/utility room with white washer & dryer plus under-the-stairs storage. All the closets have beautiful barn doors. From the deck & kitchen window you have wonderful views of the park & playing fields. Your assigned parking stall is equipped with plug-in. Plenty of visitor parking for your guests as well as additional on-street parking. Improvements include new roof in 2019 & stucco repair in 2024. Superb location only a few short minutes to area shopping & schools of all grade levels, with quick easy access to the TransCanada Highway/16th Avenue to take you to Stoney Trail or to 36 Street - with shopping (including Sunridge, Marlborough & Pacific Place malls), medical facilities at Peter Lougheed Centre, transit (both LRT & bus) & downtown. Incredible opportunity for the first-time homeowner or as an investment...you won't want to miss it!