

**425 Pinemont Gate NE**  
**Calgary, Alberta**

**MLS # A2164897**



**\$279,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	507 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 286
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Vaulted Ceiling(s)		

**Inclusions:** N/A

Discover this beautifully renovated bi-level duplex over 916Sqft of living space, nestled in a well-maintained complex surrounded by lush greenery and mature trees. The spacious entryway offers a choice of levels, leading to an inviting upstairs area with a versatile living and dining room combo featuring high cedar ceilings. The galley kitchen, updated in recent years, boasts newer cabinets, a stylish backsplash, and a sunlit east-facing window. The home is enhanced with modern vinyl plank flooring throughout both levels, along with updated lighting and plumbing fixtures. The upstairs bathroom has been fully renovated, while the lower level includes two bedrooms with large windows and a convenient half bath. The property also features a private, large deck accessible from the dining room, and a fully fenced backyard. A single-stall parking space is conveniently located within view of the unit. This well-maintained residence showcases a great taste in color and design. Ideally situated near essential amenities, including the CTrain, Sunridge Shopping Center, Co-op grocery store, community center, and the Village Square Leisure Centre. With close proximity to Stoney Trail and 16th Avenue for easy access across the city. This is a great opportunity for investors or first-time buyers. Please note, that there is a lease in place with tenants until March 31st, 2025