

**48 Pinecliff Close NE**  
**Calgary, Alberta**

**MLS # A2174378**



**\$399,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Level Split, Side by Side		
<b>Size:</b>	808 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Street Lighting, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Looking for a bright and spacious home? Your search ends here! Nestled on a quiet street, this property features a charming mature tree in the front and convenient back alley access for parking. Inside, you'll discover updated carpet and paint throughout, complemented by stylish laminate flooring in the living room. The open-concept kitchen and living area boast large windows, flooding the space with natural light, and a generous deck just off the living room—perfect for entertaining or relaxing. The bedrooms are equally bright and roomy, and the basement offers plenty of space for play or your personal retreat. The fenced backyard enhances the property's appeal, making it ideal for children and pets. Don't miss out on this gem!