406 Pinehill Road NE
Calgary, Alberta

MLS # A2198656

$449,900

Division:	Pineridge
Type:	Residential/Duplex
Style:	Attached-Side by Side, Bi-Level
Size:	838 sq.ft.
Age:	1976 (49 yrs old)
Beds:	3
Baths:	2
Garage:	Off Street, Parking Pad
Lot Size:	0.08 Acre
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, F

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full, Suite	**LLD:**	-
Exterior:	Concrete, Wood Frame, Wood Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Refrigerator (basement), Electric Stove (basement), Freezer, Hood vent (basement), Outdoor Shed, Central Vacuum system "as-is" no attachments.

This beautifully maintained bi-level home in Pineridge is a must-see! Updated windows, doors, washer, and dryer in 2022, this home has been well cared for. The renovated main level offers two spacious bedrooms and a 4-piece bath, while the lower level features an illegal suite with one bedroom, a 4-piece bath, a kitchen, and a living room, perfect for extended family or rental potential. Facing a field with open views and located near a school, this home is in a prime location. The huge backyard is ideal for entertaining and includes a storage shed for extra space. Pineridge is a fantastic community with parks, schools, shopping, and easy access to major roads. Don't miss out, book your showing today!