

**111 Pinemont Bay NE**  
**Calgary, Alberta**

**MLS # A2200664**



**\$269,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	528 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 295
<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>	See Remarks		

**Inclusions:** N/A

Welcome to 111 Pinemont Bay NE, a fantastic opportunity for first-time homebuyers or investors looking for a well-maintained and affordable townhome in a prime location! This home offers a livable space closer to 900 sq. ft., providing plenty of room to spread out. Step inside and appreciate the brand-new carpeting with an upgraded 8lb underlay, adding extra comfort and durability. The stylish cranberry-hued kitchen cabinets bring a unique, jazzy charm, while the recently renovated bathroom is a true highlight—modern, fresh, and beautifully finished. Enjoy the convenience of in-suite laundry, a sought-after feature, as well as a generous under-stairs storage area for all your extra belongings. The home also includes an assigned parking stall for added ease. Nestled in an established community, this property offers excellent access to Sunridge, Marlborough, and Pacific Place malls, along with quick routes to Stoney Trail, making commuting a breeze. With low condo fees of \$295—still lower than many comparable units—this is an excellent chance to own a well-kept property in a great location. Whether you're searching for your first home or a smart investment, 111 Pinemont Bay NE checks all the boxes!