

\$574,000 - 247 Pinewind Road Ne, Calgary

MLS® #A2114635

\$574,000

5 Bedroom, 3.00 Bathroom, 1,041 sqft

Residential on 0.11 Acres

Pineridge, Calgary, Alberta

What an Opportunity! 5 BED, 2.5 BATH & over 1,930 SQFT in total living space! An ideal live up rent down or an investor's dream property! We have the MAIN FLOOR with 3 bedrooms, 1.5 bathrooms & 1,041 Sqft. FULLY RENOVATED in 2022, which includes all NEW Flooring, Lighting Fixtures, Windows, Paint, Kitchen Cabinets, Backsplash, Appliances, Granite Kitchen Countertops & Air Conditioning. The living room BAY WINDOWS invites the light into this open floor plan. The fully developed ILLEGAL BASEMENT SUITE is 2 bedrooms, 1 bath & 887 Sqft! This spacious Suite includes NEW Flooring & Paint (2022) & a Large Kitchen. BOTH the main floor & the basement suite have their own separate PRIVATE ENTRANCE & IN-SUITE LAUNDRY. The property lot is just shy of 5,000 Sqft, which includes a front yard & a fenced in backyard with a Shed. There is a surplus of parking which includes a well maintained double detached oversized garage, two additional off-street parking spots out back as well as an abundance of street parking out front. This property is walking distance to restaurants, shopping, public transit, VILLAGE SQUARE LEISURE CENTRE, schools, parks & playgrounds. Nearest major roads are Stoney Trail, 16th Ave & Deerfoot! Both floors are tenant occupied until July 31, 2024 (Basement Suite: \$1500/month) & August 31, 2024 (Main Floor: \$2,200/month). There will be a viewing block this SUNDAY MARCH 17 between



2:00PM - 5:00PM. Please book through
ShowingTime & Come Check it Out!

Built in 1975

Essential Information

MLS® #	A2114635
Price	\$574,000
Sold Price	\$586,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,041
Acres	0.11
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	247 Pinewind Road Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y2H1

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Granite Counters, Open Floorplan
Appliances	Dishwasher, Electric Range, Electric Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 17th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Avenue Home Realty Inc.
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