

\$500,000 - 156 Pinehill Road Ne, Calgary

MLS® #A2145939

\$500,000

4 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.08 Acres

Pineridge, Calgary, Alberta

| BASEMENT SUITE (ILLEGAL) | DOUBLE
CAR GARAGE | RENOVATED | SEPARATE
LAUNDRY | WELL-ESTABLISHED
COMMUNITY | NO CONDO FEE |

Welcome to this renovated duplex in the high-amenity community of Pineridge. Featuring an illegal basement suite and a double car garage, this home is designed for modern comfort and convenience. The neutral color palette, modern flooring, and newer vinyl windows create a bright and airy ambiance throughout this home.

Upstairs, the spacious living room, with its expansive vinyl window, floods the space with natural light, creating an inviting atmosphere perfect for relaxation or entertaining guests. The kitchen is equipped with newer cabinets, ample counter space, and modern appliances. This area seamlessly flows into a pleasant breakfast nook where you can enjoy meals with family and friends. Adjacent to this space is a beautiful outdoor balcony, offering a serene spot to unwind and soak in the evening sun. Two generously sized bedrooms, with ample closet space, and a full bathroom complete the main floor, providing ease and practicality for daily living.

Descend to the lower level and discover a highly practical layout designed for versatility. This level offers flexible living arrangements and great opportunities. There is a large living



space and dining area here. The fully equipped kitchen, complete with a pantry, adds to the functionality of this space. Two spacious bedrooms, a utility room with an additional set of laundry machines, and a crawl space for storage enhance the flexibility of the basement. This level also includes a full bathroom equipped with new shower tiles.

Outside, you will find a double car detached garage and a gravel pad for extra parking. Envision the ease of coming home to a well-established community with all amenities close at hand. Nestled in Pineridge, this property is conveniently located near schools, Peter Lougheed Hospital, public transportation, shopping areas, restaurants, and more. Experience the perfect blend of comfort, accessibility , and modern living in this delightful home.

Built in 1976

Essential Information

MLS® #	A2145939
Price	\$500,000
Sold Price	\$485,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	963
Acres	0.08
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	156 Pinehill Road Ne
Subdivision	Pineridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2C4

Amenities

Parking Spaces	3
Parking	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Street, Outside, Parking Pad, Secured, Side By Side

Interior

Interior Features	Closet Organizers, No Animal Home, Storage
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Balcony, Lighting, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Few Trees, Lawn, Interior Lot, Street Lighting, Private, Rectangular Lot
Roof	Asphalt
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 1st, 2024
Date Sold	July 19th, 2024
Days on Market	16
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.