

# \$445,000 - 124 Pinehill Road Ne, Calgary

MLS® #A2217415

**\$445,000**

3 Bedroom, 2.00 Bathroom, 602 sqft

Residential on 0.08 Acres

Pineridge, Calgary, Alberta

Welcome to this beautiful and updated, semi-detached, totalling of 1,132 sqft living space and Oversized Double Garage, no condo fee in sought-after Pineridge—ideal for first-time buyers, downsizers, or investors. This 1975-built home offers 3 bedrooms, a full bath in lower-level, and a convenient main-floor powder room. Newer Water Tank and Furnace was updated.

Enjoy bright, west-facing living spaces filled with natural light streaming through the sliding patio door, seamlessly connecting the living room to a sunny outdoor deck and fully fenced backyard. The functional kitchen opens into dining area and leads out to a sunny deck - perfect for morning coffee and daily life and entertaining easy and enjoyable.

Recently refreshed with fresh paint and clean, mixed vinyl plank and laminate floors throughout, this property is immaculate and ready for occupancy. An oversized detached double garage adds extra space for your vehicles or storage needs. Located close to parks, schools, shopping, and public transit, this duplex delivers affordable, low-maintenance living with excellent potential.

Book your showing today and see why 124 Pinehill Road NE is one not to miss!

Built in 1975



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2217415               |
| Price          | \$445,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 602                    |
| Acres          | 0.08                   |
| Year Built     | 1975                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 124 Pinehill Road Ne |
| Subdivision | Pineridge            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T1Y 2C4              |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 1                                 |

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | High Efficiency, Forced Air                             |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Balcony, Barbecue, Garden, Playground       |
| Lot Description   | Front Yard, Lawn, Low Maintenance Landscape |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Brick, Metal Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 5               |
| Zoning         | R-CG            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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