



**GRASSROOTS**  
REALTY GROUP

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**130 Pinemeadow Road NE**  
**Calgary, Alberta**

**MLS # A2290921**



**\$450,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,102 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Electric Stove x2, Refrigerator x2

| CORNER LOT | 5 BEDS | 2 BATHS | SEPARATE SIDE ENTRANCE | Welcome to this bungalow duplex located on a corner lot in the community of Pineridge. Bright light fills the living area which features vaulted ceilings and creates a warm and inviting space. The kitchen opens up to the dining area, making it perfect for everyday living. The main floor offers 3 good sized bedrooms including a primary bedroom, and a 4 piece bathroom completes this level. Downstairs features a separate side entrance, a living area, and a kitchen. This level also includes 2 good sized bedrooms and another 4 piece bathroom. Outside you will find an oversized single detached garage located at the back of the property. Conveniently located close to shopping, schools, parks, and more. Do not miss this opportunity. Call your favourite agent to book a showing today.