



15 PINECLIFF Close NE
Calgary, Alberta

MLS # A2304632



\$399,900

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	807 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Low Maintenance Landscape, P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Dryer, Refrigerator, Electric-stove, Washer

Look no further! This move-in-ready bi-level duplex offers comfort, functionality, and excellent value. Step inside the main floor to a spacious and inviting living room with a touch of warm and welcoming atmosphere. The upper floor features two generously sized bedrooms, a 4-piece bathroom, a charming kitchen, and a well-appointed dining area that opens onto a nicely covered deck—perfect for year-round barbecuing and entertaining. Downstairs, you’ll find a large family room ideal for relaxing evenings or game nights, a spacious third bedroom, and a 3-piece bathroom—perfect for guests or additional living space. Recent upgrades include new main floor flooring (2024), triple-pane windows (2017), a renovated basement bathroom (2015), a hot water tank (2017), and a furnace (2018), providing peace of mind for years to come. Situated on a desirable corner lot with no sidewalk, you’ll enjoy the added convenience of less snow removal. Ideally located close to schools, parks, and amenities, this property is perfect for first-time home buyers or savvy investors looking to grow their portfolio. Don’t miss out—book your showing today!