



241 Pinemont Road NE
Calgary, Alberta

MLS # A2307106



\$259,900

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	509 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Level		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 302
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Primary Downstairs, Storage, Vinyl Windows		

Inclusions: 2 wall shelving units

One of the best locations in the complex. This bi-level sits directly beside a large greenspace with open views out the front and down a long street — not into other units. The difference is noticeable the moment you arrive. Street parking is right outside the door, which is rare for the complex and makes day-to-day living and guest parking significantly easier. Out back, you'll find a fully fenced patio/yard — one of the few in the complex — offering a usable and private outdoor space. Inside, the open stairwell layout creates a more spacious feel, with a functional open-concept main living area and large windows taking advantage of the setting. Updated with luxury vinyl plank flooring, fresh paint, and new carpet (2024), the home shows clean and move-in ready. High-efficiency furnace, hot water tank, and fence all replaced in 2023. Well-managed complex with low condo fees and convenient access to major routes, shopping, schools, and transit.