



172 Pinewind Road NE  
Calgary, Alberta

MLS # A2316074



**\$649,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,103 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** n/a

.Welcome to this beautifully renovated bi-level offering modern finishes, functional living space, and excellent flexibility for both homeowners and investors. The main floor features 3 bedrooms and 1.5 bathrooms, a bright open layout with plenty of natural light, and an updated kitchen with stylish cabinetry, quartz countertops, stainless steel appliances, and a double-sided waterfall island that adds a modern luxury feel. The spacious living and dining area is perfect for family living. The basement offers a 2-bedroom illegal suite, currently rented, with its own separate entrance from the back, separate laundry, and large above-ground windows that bring in plenty of natural light. This setup provides excellent flexibility and income potential. Major updates include a new furnace, new hot water tank, and new roof on both the house and garage, giving buyers added peace of mind. Outside, enjoy a detached garage, low-maintenance backyard space, a gravel pad ideal for RV parking or additional parking, and a deck where you can relax and enjoy summer BBQs. Conveniently located close to schools, parks, shopping, transit, and major roadways. A great opportunity to own a move-in-ready home with income potential. Book your showing today!