



GRASSROOTS
REALTY GROUP

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116 Pineson Place NE
Calgary, Alberta

MLS # A2316268



\$399,000

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	3 Level Split, Attached-Side by Side		
Size:	1,006 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Cul-De-Sac, Few Trees, Front Yard, Level, R		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: None

Welcome home to this beautifully renovated 3-level split duplex, set on an impressive lot in a highly convenient location just steps from a primary school, junior high, high school, and leisure centre. The main floor offers a large living room and a stunning new kitchen complete with stainless steel appliances and granite countertops. Upstairs, you'll find a spacious primary bedroom with a bay window, two additional bedrooms, and a full bathroom. The lower level provides excellent flexibility with a large family room and a half bathroom, making it ideal for guests or extra living space. Recent updates include a new kitchen, granite countertops, a furnace replaced in 2020, windows approximately 6 years old, a roof replaced just before 2019, zebra blinds, light fixtures, and newer paint. Outside, enjoy an impressive backyard along with a front porch and rear porch, perfect for relaxing or entertaining. Welcome home!