



GRASSROOTS
REALTY GROUP

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40 PINECLIFF Close NE
Calgary, Alberta

MLS # A2323429

\$374,900



Division:	Pineridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,085 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport, Off Street, On Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions:	n/a
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Are you a first-time home buyer or an investor? Look no further! This recently renovated 2-storey attached side-by-side home in Pineridge is one you won't want to miss! Offering excellent value and modern updates, this property is ideal for anyone looking to enter the market or add to their investment portfolio. Recent upgrades include a new roof, new flooring, beautifully renovated bathrooms, and a new washer – all completed in 2025! The dryer and stove are newer (2022) and the wall panels are freshly painted (2026). Step outside and enjoy the spacious back deck—perfect for summer barbecues and entertaining. The fully fenced yard provides privacy and security, while the single carport helps keep your vehicle protected from snow and the elements. Don't miss this fantastic opportunity to own an updated, move-in-ready home in a convenient location. Whether you're buying your first home or expanding your investment portfolio, this property is definitely worth a look!