



**GRASSROOTS**  
REALTY GROUP

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172 Pinewind Road NE  
Calgary, Alberta

MLS # A2326129



**\$639,500**

<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		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt

**Basement:** Full

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**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!