



GRASSROOTS
REALTY GROUP

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212 Pinetree Place NE
Calgary, Alberta

MLS # A2330861



\$629,000

Division:	Pineridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,221 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Few Trees, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

OPTION FOR TWO BASEMENT SUITES(illegal) | 5 BEDROOMS | 3.5 BATHROOMS | OVERSIZED DOUBLE DETACHED GARAGE | QUIET CUL-DE-SAC Perfect for Investors and Homeowners! Welcome to this spacious 4-level split nestled on a quiet cul-de-sac in the established community of Pineridge. Offering exceptional flexibility for homeowners, multi-generational families, and investors alike, this well-maintained home features 5 bedrooms, 3.5 bathrooms, and an oversized double detached garage. The lower levels are currently configured as two existing 1-bedroom illegal suites and offer excellent potential with some modifications. Whether you're looking for a mortgage helper, additional rental income, or flexible living space, this property presents a fantastic opportunity. Enjoy a generous yard, ample parking, and a prime location close to schools, parks, shopping, public transit, and major roadways, making daily commuting and everyday conveniences a breeze. Don't miss this rare opportunity to own a versatile property with excellent income potential in one of Calgary's most established northeast communities.