



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

179 Pinecliff Close NE
Calgary, Alberta

MLS # A2331687



\$350,000

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	3 Level Split, Attached-Side by Side		
Size:	810 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Alley Access, Asphalt, Concrete Driveway, Off Street, On Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn, Level, Low		

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

Inclusions: All shelves

Affordable homeownership is becoming increasingly difficult to find, making this well-maintained half duplex an exceptional opportunity for first-time buyers, investors or anyone looking to enter the market. With virtually nothing available under \$350,000 in Pineridge or the surrounding communities, this property offers incredible value in an established, family-friendly neighbourhood. Situated on a quiet crescent with only one attached neighbour, this home backs onto Pinecliff Park and features rear paved alley access, offering added privacy and easy access to green space. Commuting is a breeze with quick connections to 16th Ave and Stoney Trail, while schools, shopping, restaurants, grocery stores and everyday amenities are all just mins away. The functional layout feels bright, open and connected. The spacious living room is highlighted by a large picture window that fills the space with natural light, creating a warm and inviting place to relax or entertain. Bamboo and laminate flooring add both style and durability throughout the home. The lower level features a massive family room and convenient half bath. With three large windows and plenty of space, there's an excellent opportunity to add a third. A huge crawl space provides tons of storage rarely found in homes of this size. Many of the major updates have already been completed over the past 10 years, including the roof, high-efficiency furnace, upper-level windows, flooring and an updated bathroom vanity, giving you peace of mind for years to come. Step outside to enjoy the spacious backyard, complete with a side deck, RV parking pad and plenty of room for children, pets or future landscaping projects. Whether you're buying your first home, downsizing or adding to your investment portfolio, this is a fantastic opportunity to own an updated home in a convenient location at a price point that's

becoming increasingly rare in today's market.