



GRASSROOTS
REALTY GROUP

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56 Pinecliff Close NE
Calgary, Alberta

MLS # A2333069



\$430,000

Division:	Pineridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,119 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Carport		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Opportunity, potential, and location come together on this spacious CORNER LOT. This detached home offers the kind of layout and potential that investors, renovators, and buyers with vision are always searching for. With NEW QUARTZ COUNTERTOPS in the kitchen, a NEW ROOF, and a NEW FENCE already completed, there's a great foundation to build on while adding your own personal touch. Inside, the functional layout is filled with natural light, featuring welcoming living and dining spaces and a bright kitchen with updated QUARTZ COUNTERTOPS. The SUN ROOM is a standout feature, offering the perfect space to relax, entertain, or enjoy your morning coffee year-round. Upstairs, you'll find 3 comfortable bedrooms and a practical family-friendly layout, while the lower level offers an additional bedroom, recreation space, storage, and an additional shower. Outside, the large CORNER LOT provides added privacy, mature landscaping, and plenty of room to enjoy. Whether you're looking for an investment property, renovation project, or a DETACHED HOME with room to build equity, this property is full of opportunity.