

# \$450,000 - 111 Pineson Place Ne, Calgary

MLS® #A2211717

**\$450,000**

4 Bedroom, 2.00 Bathroom, 1,007 sqft

Residential on 0.09 Acres

Pineridge, Calgary, Alberta

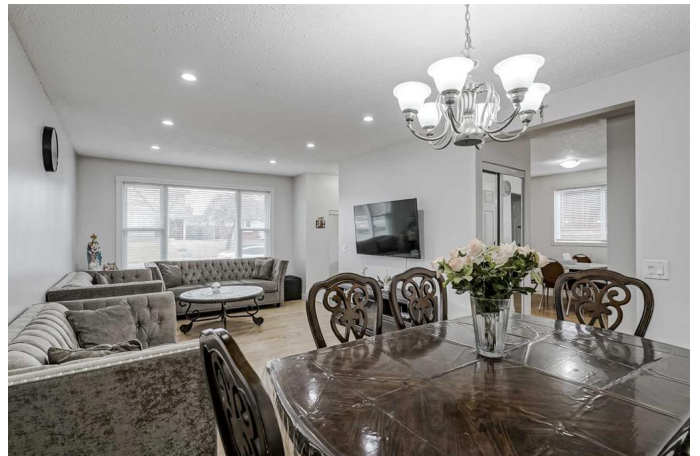
Charming 3-Level Back Split Duplex in Pineridge – A Fantastic Opportunity for First-Time Homebuyers & Investors! Welcome to this well-maintained 3-level back split duplex located in the desirable Pineridge neighbourhood! This fantastic property is perfect for first-time homebuyers looking for an affordable option or investors seeking a home to renovate and add value. The home boasts newer windows and a newer doors, ensuring peace of mind for years to come. Inside, you’ll find beautifully renovated washrooms and a modern renovated kitchen, making it move-in ready with all the essentials. The main living area features new lighting that brightens the space and adds a contemporary touch. The layout provides ample space and versatility, with three levels offering plenty of room for relaxation, entertainment, and even the potential to create rental income. The large lot allows for plenty of outdoor space, perfect for your personal touch. This is a great deal for buyers who want a turn-key property with room to grow, and for investors looking to renovate and reap the rewards in a highly sought-after neighbourhood. Don't miss out on this opportunity—schedule your viewing today!

Built in 1975

## Essential Information

MLS® #                   A2211717

Price                     \$450,000



|                |                             |
|----------------|-----------------------------|
| Bedrooms       | 4                           |
| Bathrooms      | 2.00                        |
| Full Baths     | 2                           |
| Square Footage | 1,007                       |
| Acres          | 0.09                        |
| Year Built     | 1975                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | Side by Side, 3 Level Split |
| Status         | Active                      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 111 Pineson Place Ne |
| Subdivision | Pineridge            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T1Y 2R1              |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Chandelier, Built-in Features               |
| Appliances        | Microwave, Refrigerator, Washer/Dryer, Oven |
| Heating           | Central                                     |
| Cooling           | None                                        |
| Has Basement      | Yes                                         |
| Basement          | Finished, Full                              |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle, Asphalt |
| Construction      | Vinyl Siding             |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 18               |
| Zoning         | R-CG             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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