

# \$429,999 - 43 Pinecliff Close Ne, Calgary

MLS® #A2219522

**\$429,999**

4 Bedroom, 2.00 Bathroom, 809 sqft

Residential on 0.05 Acres

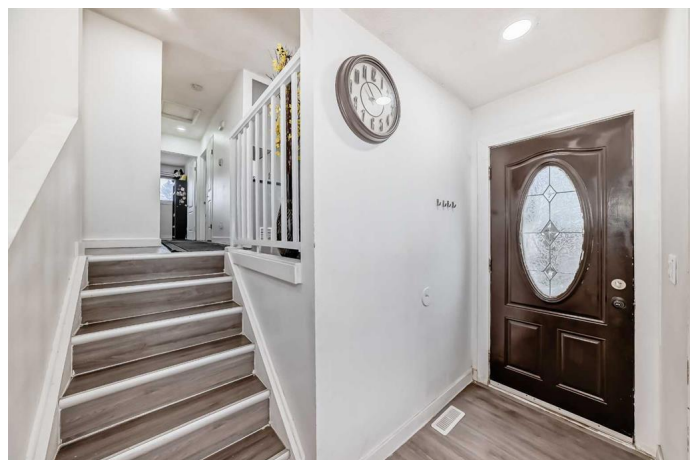
Pineridge, Calgary, Alberta

Welcome to this charming 3-Level Split Duplex in Pineridge – A great Opportunity for First-Time Homebuyers & Investors! Welcome to this well-maintained & fully Renovated 3-level split duplex located in the desirable neighbourhood! This fantastic property is perfect for first-time homebuyers looking for an affordable option or investors seeking to grow their portfolio. This home has a lot of upgrades, renovated washrooms and a modern renovated kitchen, making it move-in ready with all the essentials. The main living area features new pot 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. Don't miss out on this opportunity – schedule your viewing today with your favourite Realtor!

Built in 1979

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2219522  |
| Price     | \$429,999 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                             |
|----------------|-----------------------------|
| Full Baths     | 2                           |
| Square Footage | 809                         |
| Acres          | 0.05                        |
| Year Built     | 1979                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | Side by Side, 3 Level Split |
| Status         | Active                      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 43 Pinecliff Close Ne |
| Subdivision | Pineridge             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T1Y 4N3               |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 1                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters        |
| Appliances        | Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                 |
| Cooling           | None                                                                    |
| Has Basement      | Yes                                                                     |
| Basement          | Finished, Full                                                          |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Stucco          |
| Foundation        | Poured Concrete |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 13th, 2025 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 2    |
| Zoning         | M-C1 |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.