

# \$589,900 - 236 Pinetree Road Ne, Calgary

MLS® #A2246149

**\$589,900**

5 Bedroom, 3.00 Bathroom, 1,221 sqft

Residential on 0.01 Acres

Pineridge, Calgary, Alberta

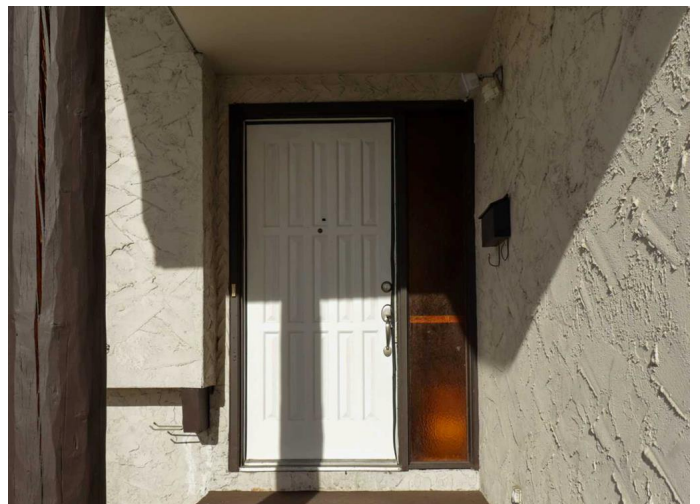
Welcome to this beautifully maintained 3-level split home, offering exceptional versatility and investment potential. Set on a spacious RCG-zoned lot, this property is perfect for homeowners, investors, or developers alike—with potential for future redevelopment, including the addition of a secondary dwelling. The main floor features a bright and inviting layout with three spacious bedrooms, including a primary suite with a 2-piece ensuite, a renovated 4-piece bathroom, a cozy living room with a classic wood-burning fireplace, and a beautifully updated kitchen that flows seamlessly into the dining area. Downstairs, new flooring, renovated last month July 2025 the walk-up basement with a private separate entrance is fully developed as an illegal suite—perfect for extended family or rental income. It includes two generous bedrooms, a 3-piece bathroom, a second kitchen, dedicated living and dining areas, plus a separate laundry area—ideal as a mortgage helper!

Additional highlights:

Oversized heated double garage, Expansive driveway with 4 ample parking spaces for visitors, No neighbors directly across the street.

Recent updates: newer roof, new sheathing, new insulation in attic. Conveniently located close to shopping, schools, major roadways, and public transit.

This property truly has it all—space, flexibility, and future potential. Whether you're looking for a family home with income potential or a prime



development opportunity, this one is not to be missed. Call today to book your private showing!

Built in 1975

### **Essential Information**

MLS® #	A2246149
Price	\$589,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,221
Acres	0.01
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### **Community Information**

Address	236 Pinetree Road Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y1K3

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, High Ceilings, Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Dog Run, Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	August 7th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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