



GRASSROOTS
REALTY GROUP

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1920 65 Street NE
Calgary, Alberta

MLS # A2228201



\$639,900

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,226 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, On Street, Oversized, RV Access		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Pie Shaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Central Vacuum, Dry Bar, Soaking Tub

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Charming Bungalow with Redevelopment Potential in Pineridge - Nestled on a quiet street in the family-friendly community of Pineridge, this spacious 1,226 sq ft bungalow is full of opportunity. Situated on a desirable R-CG zoned lot, the property offers incredible potential for future redevelopment or the chance to create your dream backyard retreat. This well-maintained home features 4 bedrooms, 3 bathrooms, an oversized double detached garage with a brand-new roof, and a convenient RV parking pad—perfect for growing families or savvy investors. Step inside to a bright and open main floor layout, where the white kitchen offers ample cabinet and counter space. The adjoining dining area and spacious living room are perfect for hosting guests, with the wood-burning brick fireplace adding warmth and character. Durable laminate flooring flows through the main living spaces, while plush carpeting provides comfort in the bedrooms. The private primary suite includes a generous closet and a convenient 2-piece ensuite, while two additional main floor bedrooms share an updated 4-piece bath complete with a deep soaker tub. Downstairs, the fully finished basement expands your living space with a large rec room, dry bar, second wood-burning fireplace, fourth bedroom (currently used as a home gym), 3-piece bathroom, cold room, and a spacious laundry area with ample storage. The massive backyard offers endless possibilities, with mature trees, raspberry bushes, and plenty of room to garden, play, or develop further. Enjoy the paved alley access, oversized double garage, and RV pad—ideal for your outdoor and storage needs. Located close to schools, shopping, parks, recreation, and with easy access to major roadways, this property blends comfort, space, and investment potential. Whether you’re a family looking to settle in or an

investor seeking future opportunity, this home has it all.