



**GRASSROOTS**  
REALTY GROUP

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**130 Pinemeadow Road NE**  
**Calgary, Alberta**

**MLS # A2232348**



**\$535,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Garage Faces Rear, Insulated, Oversized, Single Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Garden, Low Maintenance Landscape		

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Storage		

**Inclusions:** basement Electric stove, basement microwave and hood fan

130 Pine Meadow Rd. NE – Spacious Corner Lot Duplex with Basement rental Potential! Welcome to this well-maintained 5-bedroom, 2-bathroom duplex located on a fully fenced corner lot in a quiet, family-friendly neighbourhood of Pineridge . With over 2,100 sq ft of total living space, this property is perfect for families, investors, or those seeking a mortgage helper with separate basement access. Step into the main level featuring a sunken living room that offers a cozy and spacious gathering area, flowing into a formal dining room. The adjacent kitchen offers ample cabinetry and workspace. Down the hallway, you'll find three generous bedrooms, including a bright and comfortable primary bedroom, and a full 4-piece bathroom. The basement has a separate entrance, making it an excellent option for a rental unit. It includes a fully equipped kitchen, a large living room, two additional spacious bedrooms, and another full 4-piece bathroom. Enjoy the low-maintenance, fully concrete backyard, perfect for entertaining or relaxing, with designated space for gardening. A storage shed and an oversized, insulated, and drywalled garage provide added convenience for all seasons. Located within walking distance to parks, schools, and a nearby commercial strip just 8 minutes walk away, this home is a perfect blend of space, function, and location.