



**GRASSROOTS**  
REALTY GROUP

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**402 Pinehill Road NE**  
**Calgary, Alberta**

**MLS # A2234356**



**\$408,800**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,067 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	City Lot, Cleared, Corner Lot, Front Yard, Rectangular Lot, Sloped, Street Light		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** none

Charming and Versatile Duplex in Family-Friendly Pineridge Here's your chance to own a lovingly cared-for two-storey duplex on a desirable corner lot in the established community of Pineridge! Whether you're a first-time buyer or looking for a smart investment, this home offers comfort, potential, and an unbeatable value. Step inside to a bright and roomy main floor that welcomes you with a generous living area—perfect for relaxing or entertaining. The kitchen offers ample space for a dining table and still leaves room to make it your own. A convenient 2-piece powder room completes the main level. Upstairs, you'll find three spacious bedrooms and a full 4-piece bathroom, ideal for family living or guest accommodations. The fully finished basement adds even more functional space with a large rec room—perfect for games, movie nights, or family gatherings—as well as a sizeable laundry and storage area. Step outside into a fully fenced backyard designed for enjoyment, featuring a large deck complete with a gazebo—your own private space for hosting BBQs, relaxing, or gardening. There are three parking stalls behind the fence in the backyard with back alley access. With both elementary and junior high schools just a short walk away and several nearby parks, including the Village Square Rec Center, this location is perfect for growing families. Don't miss this affordable opportunity in a welcoming, well-connected neighbourhood—schedule your showing today!