



GRASSROOTS
REALTY GROUP

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119 Pinecliff Way NE
Calgary, Alberta

MLS # A2235722



\$442,000

Division:	Pineridge		
Type:	Residential/House		
Style:	3 Level Split		
Size:	817 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, Ov		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, No Neighbours Behind, Private, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: See Remarks

This detached home sits on a spacious ~46x100ft rectangular lot with sought-after R-CG zoning, offering huge potential for future development—whether it’s backyard suites, semi-detached homes, or multi-unit infills. Perfect for first-time buyers, builders, or renovators, the property is a blank canvas full of opportunity, priced to sell and ready for someone to unlock its value with a little care and vision. Investors & Handymen Special in Pineridge - BOOK YOUR SHOWINGS TODAY! Enjoy a large insulated double garage, ample RV and off-street parking, a quiet, tree-lined street, and paved back lane access. The sunny west-facing backyard is ideal for entertaining or expansion, while the east-facing front welcomes natural morning light. Located in the heart of Pineridge, you’re just minutes from schools, Village Square Leisure Centre, shopping, transit, parks, and more. No condo fees or HOA—just affordable ownership with long-term upside in a mature, amenity-rich community.