



**GRASSROOTS**  
REALTY GROUP

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**119 Pinecliff Way NE**  
**Calgary, Alberta**

**MLS # A2235722**



**\$442,000**

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

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

**Inclusions:** See Remarks

Investors & Handymen Alert in Pineridge! 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. 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.