



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

107 Pineson Place NE
Calgary, Alberta

MLS # A2240772



\$399,888

| | | | |
|------------------|---------------------------------|---------------|-------------------|
| Division: | Pineridge | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,203 sq.ft. | Age: | 1975 (50 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Cul-De-Sac, Other | | |

| | | | |
|--------------------|-----------------------------|-------------------|------|
| Heating: | Central | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial, Partially Finished | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

| | |
|--------------------|------|
| Inclusions: | None |
|--------------------|------|

Welcome to this well-maintained 2-storey duplex nestled in the heart of the Pineridge community! Perfect for first-time homebuyers or savvy investors, this property offers a great balance of move-in readiness with room to make it your own. The home has seen some light updates and is ready for immediate occupancy, while still offering space for your personal touch. The spacious yard provides plenty of room for outdoor activities, gardening, or entertaining. Conveniently located near both an elementary and a junior high school, and surrounded by several parks, this is an ideal setting for growing families. Don't miss out on this opportunity in a well-established, family-friendly neighbourhood!