



GRASSROOTS
REALTY GROUP

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176 Pinecliff Way NE
Calgary, Alberta

MLS # A2253107



\$598,000

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	949 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Oversized, Parking Pad, RV Access		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

OPEN HOUSE ON SAT & SUNDAY SEP 6 & 7 FROM 2PM-4PM. This stunning bungalow features fresh exterior stucco paint and new carpet in all 3 upstairs bedrooms. The main floor offers a full 4-piece bath, a spacious kitchen with plenty of updated cabinets, plus floor-to-ceiling built-ins in the dining area, all accented by stylish tile flooring. A separate entrance leads to a 2-bedroom illegal basement suite with a large family room, 4-piece bath, full kitchen, and laundry—perfect for income potential to help with the mortgage. Enjoy outdoor living on the concrete patio, along with a heated oversized garage, parking pad, and RV parking. A fantastic opportunity for families or investors!