



**GRASSROOTS**  
REALTY GROUP

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**120 Pineset Place NE**  
**Calgary, Alberta**

**MLS # A2256514**



**\$460,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,202 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this beautifully renovated semi-detached two-story home located on a quiet cul-de-sac in the highly sought-after neighborhood of Pineridge. This house offers 3 bedrooms plus a main floor den and 2.5 full bathrooms PLUS finished one-bedroom basement with kitchen. New flooring (2022) and fresh paint (2025) throughout the house. The house has a nice and bright floor plan with upgraded bathrooms and kitchen. A renovated kitchen with quartz countertops, new cabinets new appliances (2025). The home has gone through major updates over the past years including SIDING, ROOF, EAVES, FASCIA , WINDOWS, FURNACE and WATER TANK (2022) . The house has a huge backyard and is within walking distance to Leisure center, shopping, public transit and all level of schools.