



GRASSROOTS
REALTY GROUP

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40 Pinecliff Close NE
Calgary, Alberta

MLS # A2256787



\$434,900

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,119 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this newly renovated 2-storey Duplex located in the desirable community of Pineridge! This duplex has just undergone a beautiful renovation, featuring fresh paint, stylish feature walls in every bedroom, upgraded tiles, and modernized washrooms offering a sleek, move-in ready look. Perfect for first-time buyers or investors, this home offers move-in ready convenience with room to add your personal touch. Recent light updates provide a great foundation, while the spacious yard is ideal for outdoor living, gardening, or entertaining. While you enter the main floor you will be greeted by huge living room, dining area, kitchen and 2 piece washroom. Upstairs you will find 3 bedrooms and one full washroom. Don't stop here step down to the basement which have huge rec area for private gatherings and ample of storage and laundry. Located close to both an elementary and junior high school, and surrounded by parks and green spaces, this home is perfect for growing families. With easy access to local amenities, transit, and major roadways, this is a smart investment in a family-friendly, established neighbourhood. Don't miss this opportunity—schedule your showing today!