



GRASSROOTS
REALTY GROUP

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151 F Pinehill Road NE
Calgary, Alberta

MLS # A2261887



\$349,000

Division:	Pineridge		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	580 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, On Street, Parking Pad, Stall		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Front Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Welcome to a home that delivers exceptional value—a beautifully updated bi-level on a spacious corner lot, offering the rare freedom of NO CONDO FEES, smart upgrades, and 1,106 sq ft of efficient, well-designed living space. Whether you’re a first-time buyer watching your budget or an investor seeking a strong rental property, this home is a cost-effective opportunity that stands out immediately. The main level feels bright and fresh, showcasing thoughtful updates that keep maintenance low and comfort high. New flooring, fresh paint, a newly painted railing, and a modern half bath create a clean, move-in-ready environment—saving you both time and money. The inviting living room features a striking stone-surround wood-burning fireplace, offering charm and character without expensive upkeep. The open dining area connects seamlessly to the kitchen, creating functional space perfect for tenants or families alike. The fully developed lower level maximizes value with three well-sized bedrooms, a full bathroom, and a dedicated laundry area—ideal for rental income potential or growing families. Step out onto your private balcony and enjoy direct views of the Pineridge Outdoor Rink, a unique perk that enhances lifestyle appeal for both buyers and renters. Outside, you’ll find two private yards—rare at this price point—offering additional space for tenants, kids, pets, or personal enjoyment. These low-maintenance outdoor areas enhance privacy, expand usable space, and increase long-term property value. The location adds even more investment power: • Walking distance to four schools—Clarence Sansom School, Douglas Harkness School, Saint Patrick School, and Pineridge School—a major draw for family renters and buyers. • Just a 4-minute drive to Village Square

Leisure Centre, Shoppers Drug Mart, Tim Hortons, McDonald's, and many other essential amenities. Convenience like this keeps demand high and vacancies low. Whether you're building wealth through real estate or searching for an affordable home that offers comfort and potential, this property delivers excellent cost-efficiency, strong rental appeal, and long-term upside. Opportunities this solid don't last—secure this smart investment and make it yours today.