



GRASSROOTS
REALTY GROUP

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130 Pineset Place NE
Calgary, Alberta

MLS # A2265142



\$375,000

Division:	Pineridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,236 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Front Drive, Off Street, Parking Pad, Paved		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Level, R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	M-CG d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Na

Tucked into a quiet cul-de-sac in family-friendly Pineridge, this charming two-storey offers peace and privacy just moments from everyday essentials. Co-op and Village Square (with library, ice rinks, wave pool and fitness facilities) are only minutes away, schools are close by, and a convenient bus stop is a short walk—everything you need is at hand. Thoughtful updates over the years add confidence and comfort: shingles, furnace, hot-water tank, and central A/C were replaced roughly 13 years ago; the siding was refreshed about 7 years ago. Inside, a bright, welcoming living room flows to a practical kitchen with ample prep space and an adjoining breakfast nook. Sliding doors open to a private patio and a large, fenced yard with a storage shed—ideal for kids, pets, and summer gatherings—and the property backs onto a quiet park space for an extra sense of openness. A convenient 2-piece bath completes the main floor. Upstairs, you’ll find three well-proportioned bedrooms, including a spacious primary, served by a 4-piece bathroom. The unfinished basement is ready for your personal touch and includes the laundry area. Out front, a paved driveway provides easy access and parking for two, with a front yard perfect for play. Best of all, there are no condo fees—excellent value in a well-connected community. Don't miss your opportunity to make this home yours.