



**GRASSROOTS**  
REALTY GROUP

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430 Pinehill Road NE  
Calgary, Alberta

MLS # A2265611



**\$450,000**

Division:	Pineridge	
Type:	Residential/Duplex	
Style:	Attached-Side by Side, Bungalow	
Size:	1,104 sq.ft.	Age: 1976 (50 yrs old)
Beds:	5	Baths: 1
Garage:	Alley Access, Gravel Driveway, On Street, Parking Pad	
Lot Size:	0.08 Acre	
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaping	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
<b>Inclusions:</b> Call Listing Agent			

Welcome to this beautifully updated 5-bedroom half duplex in the family-friendly community of Pine Ridge! With over 1,800 sq. ft. of developed living space, this home offers exceptional value and versatility. The main floor features a bright open layout with spacious living and dining areas, and a large country-style kitchen—perfect for family meals and entertaining. Enjoy the comfort of a generous primary bedroom and two additional bedrooms on the main level. Recent upgrades include new roof shingles, laminate flooring, refreshed kitchen, updated baths, and newer windows. The lower level is developed with large windows, an updated kitchen, a family room, two additional bedrooms, and a shared back entrance—a secondary suite would be subject to approval and permitting by the city/municipality. Outside, enjoy the fenced backyard with mature apple trees, a welcoming front porch, and parking for up to four vehicles. Located close to schools, parks, transit, and shopping, this home is an excellent opportunity for first-time buyers or investors seeking space, comfort, and convenience.