



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

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: 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.