



GRASSROOTS
REALTY GROUP

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207 Pinecliff Way NE
Calgary, Alberta

MLS # A2266568



\$579,000

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	868 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full, Separate/Exterior Entry, Suite

Exterior: Concrete, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Chandelier, French Door, Kitchen Island, Quartz Counters, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Welcome to this beautifully renovated bungalow in the heart of Pineridge which comes with a RV parking! This home offers a perfect blend of comfort and functionality with a 2-bedroom, 1-bath main floor and a 2-bedroom, 1-bath illegal basement suite — ideal for extended family or rental potential. Enjoy the convenience of a massive oversized heated garage, previously used as a mechanic's workshop, providing endless possibilities for hobbyists or small business owners. The huge backyard shed adds even more storage space for tools, equipment, or seasonal items. Step inside to find a freshly updated interior featuring modern finishes, new flooring, and stylish upgrades throughout. Situated on a quiet street close to schools, parks, shopping, and transit, this home offers incredible value for both homeowners and investors alike.