



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

159 Pinecliff Way NE
Calgary, Alberta

MLS # A2270219



\$536,000

Division:	Pineridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	866 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		
Inclusions:	None		

Fantastic opportunity to own your first home or investment property! Totally renovated from top to bottom, this bright bi-level offers modern updates throughout — new flooring, fresh paint, a brand-new kitchen with a new stove, and much more. The open main floor features a huge kitchen with an oversized island and exceptional counter space, plus 2 bedrooms and a full bath. The well-lit finished basement includes a spacious living room, a cozy family area with a gas fireplace, a wet bar, a third bedroom, and a full bath with both a shower and a jetted tub. Enjoy sunny days in the south-facing backyard! Located on a quiet street in a great neighbourhood, just minutes to two shopping plazas and only 5 minutes to Leisure Valley Square — close to everything you need. Parking is a breeze with an oversized heated double garage, a parking pad, and extra room out front. Great setup for live up and rent down.