



GRASSROOTS
REALTY GROUP

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1059 Pinecliff Drive NE
Calgary, Alberta

MLS # A2272973



\$549,900

Division:	Pineridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	950 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	None		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

FANTASTIC OPPORTUNITY! Located in the desirable community of Pinecliff, this well-maintained bilevel home offers excellent versatility, featuring three bedrooms and a bright kitchen on the main floor, along with the added potential of a fully developed basement suite that includes its own kitchen, rec room, two bedrooms, and two 2-piece baths, making it perfect for investors or families seeking separate living spaces. The property is situated on a beautiful lot with great curb appeal, featuring mature evergreen trees and a multi-level wooden deck in the backyard, providing ideal outdoor entertaining space, all while being conveniently close to schools, parks, and amenities.