



GRASSROOTS
REALTY GROUP

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159 Pinecliff Way NE
Calgary, Alberta

MLS # A2273366



\$499,000

Division:	Pineridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	888 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions:	Basement: Electric Stove
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Welcome to this fully renovated bi-level home in the heart of Pineridge — a fantastic opportunity for first-time buyers, investors, or families looking for a move-in ready property. The main floor boasts a bright, open layout with fresh paint, new flooring, and a stunning modern kitchen complete with an oversized island and ample counter space. Featuring three spacious bedrooms and two full bathrooms, this home is designed with functionality in mind, including two bedrooms on the main floor and a third in the fully finished basement, where you’ll also find a large living room, cozy family area with a gas fireplace, a separate kitchen, and a luxurious jetted tub. Outside, the south-facing backyard provides plenty of sunshine and space to relax, while the oversized heated double garage, additional parking pad, and front driveway ensure convenience and storage for vehicles or hobbies. Located on a quiet street close to schools, shopping, playgrounds, and just minutes from Leisure Valley Square, this property offers a “live up, rent down” potential that makes it an exceptional opportunity in Calgary’s real estate market. Don’t miss your chance to own this move-in ready home—schedule your private showing today and make 159 Pinecliffe Way NE yours!