



**GRASSROOTS**  
REALTY GROUP

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**107 Pinemont Bay NE**  
**Calgary, Alberta**

**MLS # A2276905**



**\$259,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	528 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 302
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** All existing furniture

Stop paying your rent and start building your own equity! This is the opportunity you have been waiting for—a beautiful END UNIT with 1,000+ sq ft of living space that serves as the perfect starter home. Offering two generous bedrooms and a bright, open floor plan, this residence feels incredibly airy thanks to its high ceilings and an abundance of natural light. You will enjoy the ultimate convenience of en-suite laundry and assigned parking, while the private backyard provides a peaceful sanctuary to relax and escape the hustle and bustle of city life. Situated with easy access to dining, shopping, transit, and parks, this home offers everything a first-time buyer needs to transition from renting to owning. Don't miss your chance to secure your future in a home that has it all; the only thing missing is you!