



GRASSROOTS
REALTY GROUP

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218 Pinemeadow Road NE
Calgary, Alberta

MLS # A2282156



\$455,000

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	920 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Double Garage Detached, Oversized, Rear Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Situated on a large, deep corner lot with R-CG zoning, this well-maintained cozy bungalow in PineRidge offers great potential for first time buyers. Featuring 3 bedrooms, a partially finished basement, and an oversized detached double garage, this home delivers on both function and opportunity. The main floor features a practical layout with the living room at the front, a central kitchen and dining area, and three bedrooms tucked at the back of the home across from a full 4-piece bathroom. Interior finishes include a mix of carpet and laminate flooring, with updated windows throughout offering excellent natural light. The south-facing backyard is private, sunny, and spacious—perfect for gardening, entertaining, or relaxing outdoors. The basement is partially finished and offers a large family room, dedicated laundry, and ample storage. Located in the heart of PineRidge, this home is close to schools, parks, shopping, and major routes. Whether you're looking for your starter home, a rental investment, or redevelopment potential with R-CG zoning, this one checks all the boxes. **ADDITIONAL FEATURES: CENTRAL AIR - NEWER FURNACE & HOT WATER TANK - OVERSIZED GARAGE 24 X 22.**