



**GRASSROOTS**  
REALTY GROUP

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

**151F Pinehill Road NE**  
**Calgary, Alberta**

**MLS # A2284101**



**\$348,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	615 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Carport, Driveway, Off Street		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Front Yard, See Remarks, Square Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks, Storage		

**Inclusions:** N/A

This updated bi-level on a spacious corner lot offers unbeatable value with no condo fees, smart upgrades, and over 1,100 sq ft of efficient living space—an ideal fit for first-time buyers or investors seeking reliable rental potential. The main floor feels bright and refreshed with new flooring, fresh paint, and a modern half bath, while a stone-accented wood-burning fireplace adds warmth and character to the living area. The fully developed lower level includes three comfortable bedrooms, a full bath, and dedicated laundry, maximizing functionality for families or tenants. Enjoy a private balcony overlooking the Pineridge Outdoor Rink and the rare bonus of two separate yard spaces—perfect for kids, pets, or low-maintenance outdoor living. With four schools within walking distance and quick access to Village Square Leisure Centre, Shoppers, Tim Hortons, McDonald’s, and everyday essentials, this location keeps convenience high and vacancies low. A solid, affordable opportunity with long-term upside, this home is ready to support your lifestyle or investment goals.