



**404 Pinehill Road NE  
Calgary, Alberta**

**MLS # A2287650**



**\$449,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,063 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** N/A

Welcome to fully renovated duplex walking distance to schools. Fully finished with 1551 sqft., total of 4 Bedrooms, 2.5 Bathrooms, Quartz counter tops, New Appliances and more. Review the photos to get the full glimpse of this home. Vacant for immediate possession.