



**426 Pinemont Gate NE**  
**Calgary, Alberta**

**MLS # A2291818**



**\$255,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	519 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

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

**Inclusions:** TV AND MOUNT MAIN FLOOR

\*OPEN HOUSE SUNDAY APRIL 12 3-5pm\* Welcome Home! This stunning half duplex bi level offers one of a kind living featuring: OVER 1,000 sq ft / 2 bed / 1 bath | BACKYARD SPACE (can be fenced!) | VAULTED CEILINGS WITH EXPOSED WOOD BEAMS | BACKS GREEN-SPACE | UPDATED | LOW CONDO FEES & more in an idyllic location in Calgary's 'PINERIDGE' - 10m to downtown, a complex surrounding by green spaces and walking paths, easy access to main roadways (16th/stoney/deer foot), amenity nearby, schools and so much more. Heading into the complex will give you a breathe of fresh air, with beautiful greenery, greenspaces, & walking paths welcoming you to your unit. Stepping inside, you'll immediately feel how open the place feels with vaulted ceilings w/ exposed wood beams throughout the main floor. The main floor layout has a very functional layout that makes the place feel very spacious, connecting the living and dining together along with vaulted ceilings and large windows making it give an open feel. Not only that, there is the cozy comfort of wood railings, and wood burning fireplace with mantel for the cooler days. Kitchen is tucked away to keep the place feeling neat, with sink overlooking the yard. Enjoy the warmer days off the east facing deck, that backs onto a green space! The main floor is complete with an updated full bathroom that has bath/shower combo, toilet, vanity. Lower level offers 2 bedrooms, utility room, laundry, storage space. The property has updates over the years like: paint, bathroom (tile), fixtures, hardware, furnace, and more. The best part is, the condo fees are very low at just over \$300 a month, making this a very affordable option ! Likewise, condo has great condo management. Unit comes with 1 outdoor stall, along with the complex that has visitor parking. With so much to offer, this makes a great

place to call home. Book your viewing today, before it's gone!