



**315 Pinecrest Crescent NE  
Calgary, Alberta**

**MLS # A2295221**



**\$495,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,559 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, On Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Fruit Trees/Shrub(s), Garden, Low Maintenance Land		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Skylight(s), Wood Windows		

**Inclusions:** Select furniture and gardening equipment.

Large corner lot bungalow featuring a well-maintained garden and a bright sunroom addition providing approximately 400 sq. ft. of additional living space. Large windows throughout the home offer abundant natural light. The property has seen several significant updates, including a new electrical panel, garage subpanel, and aluminum wiring retrofit (2020), high-efficiency furnace and water heater (2020), and a new garage door (2021). Basement plumbing was updated in 2024. Conveniently located near schools, a leisure centre, public transit, and with easy access to major routes and downtown. The home includes a south-facing backyard. Zoning is R-CG. A side entrance is present. The property is being sold AS IS, WHERE IS. Select furniture and gardening equipment may be included.