



223 Pineland Place NE
Calgary, Alberta

MLS # A2299828



\$480,000

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,024 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: -

Investor Alert! Don't miss this excellent investment opportunity. This well-located bungalow offers a total of 4 bedrooms plus a versatile flex room and includes an illegal basement suite—perfect for generating rental income or living upstairs while renting the lower level. The home features a separate entrance and shared laundry for added convenience. Situated in a quiet neighborhood, this property is close to major routes and all essential amenities, including public transportation, schools, shopping centres, and banks. Priced to sell—act fast!