



**15 Pinecliff Close NE**  
**Calgary, Alberta**

**MLS # A2302671**



**\$399,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	808 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, On Street, Outside		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Irregular Lot, Low M		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum	<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>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** None

Look no further! This move-in-ready bi-level duplex offers comfort, functionality, and excellent value. Step inside the main floor to a spacious and inviting living room with a touch of warm and welcoming atmosphere. The upper floor features two generously sized bedrooms, a 4-piece bathroom, a charming kitchen, and a well-appointed dining area that opens onto a nicely covered deck—perfect for year-round barbecuing and entertaining. Downstairs, you’ll find a large family room ideal for relaxing evenings or game nights, a spacious third bedroom, and a 3-piece bathroom—perfect for guests or additional living space. Recent upgrades include new main floor flooring (2024), triple-pane windows (2017), a renovated basement bathroom (2015), a hot water tank (2017), and a furnace (2018), providing peace of mind for years to come. Situated on a desirable corner lot with no sidewalk, you’ll enjoy the added convenience of less snow removal. Ideally located close to schools, parks, and amenities, this property is perfect for first-time home buyers or savvy investors looking to grow their portfolio. Don’t miss out—book your showing today!