



GRASSROOTS
REALTY GROUP

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111 Pinemill Mews NE
Calgary, Alberta

MLS # A2206806



\$609,000

Division:	Pineridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,488 sq.ft.	Age:	1978 (47 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Cul-De-Sac, Private, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s)		

Inclusions: All the appliances are included from Main suite and basement suite

Welcome to this bright and spacious 6-bedroom, 2.5-bathroom detached home in the heart of PINERIDGE! This 2 STOREY HOME offers plenty of space for families, investors, or those looking for RENTAL INCOME WITH FUTURE DEVELOPMENT POTENTIAL. The MAIN FLOOR features a warm and inviting LIVING ROOM, along with an additional family room complete with a cozy fireplace—perfect for relaxing or entertaining. A FUNCTIONAL KITCHEN with ample space flows into the dining area, making family meals and gatherings easy. A convenient half-bath completes this level. Upstairs, the second floor boasts 3 SPACIOUS BEDROOMS, including a primary bedroom with a walk-in closet. This level provides plenty of comfort for a growing family. Upper floor has a spacious 4 pc bathroom. The newly finished basement (with secondary legal suite permits applied) adds fantastic RENTAL INCOME, featuring 3 additional bedrooms, an open-concept kitchen and living area, a full bathroom, and a separate entrance with its own laundry. Outside, the home offers a huge backyard with a deck, perfect for summer BBQs and outdoor enjoyment. Situated on a corner RC-G lot, the property also provides future development potential. Adding to its appeal, the home is currently rented with positive cash flow, with the (main house leased at \$2,930/month) and the (basement leased at \$1,690/month), exclusive of utilities. This fantastic property is ideally located near Village Square Shopping Centre, the public library, Lester B. Pearson High School, and several primary and middle schools, making it a convenient and family-friendly location. With easy access to the Trans-Canada Highway, commuting is a breeze. Whether you're looking for a spacious home, an investment property, or future development opportunities, this home has it all! Don't miss out—contact us

today for a private showing!