

# \$450,000 - 111 Pineson Place Ne, Calgary

MLS® #A2211717

**\$450,000**

4 Bedroom, 2.00 Bathroom, 1,007 sqft

Residential on 0.09 Acres

Pineridge, Calgary, Alberta

Charming 3-Level Back Split Duplex in Pineridge – A Fantastic Opportunity for First-Time Homebuyers & Investors! Welcome to this well-maintained 3-level back split duplex located in the desirable Pineridge neighbourhood! This fantastic property is perfect for first-time homebuyers looking for an affordable option or investors seeking a home to renovate and add value. The home boasts newer windows and a newer doors, ensuring peace of mind for years to come. Inside, you™ll find beautifully renovated washrooms and a modern renovated kitchen, making it move-in ready with all the essentials. The main living area features new lighting that brightens the space and adds a contemporary touch. The layout provides ample space and versatility, with three levels offering plenty of room for relaxation, entertainment, and even the potential to create rental income. The large lot allows for plenty of outdoor space, perfect for your personal touch. This is a great deal for buyers who want a turn-key property with room to grow, and for investors looking to renovate and reap the rewards in a highly sought-after neighbourhood. Don't miss out on this opportunity – schedule your viewing today!

Built in 1975

## Essential Information

MLS® #                   A2211717

Price                     \$450,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,007
Acres	0.09
Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 3 Level Split
Status	Active

### **Community Information**

Address	111 Pineson Place Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2R1

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Built-in Features, Chandelier
Appliances	Microwave, Oven, Refrigerator, Washer/Dryer
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt, Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	2
Zoning	R-CG

**Listing Details**

Listing Office	eXp Realty
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