

**179 Pinecliff Way NE  
Calgary, Alberta**

**MLS # A2237719**



**\$599,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	991 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Insulated, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Stylish Renovated Corner-Lot Bungalow with Oversized Garage & Income Potential! The bright and inviting main level showcases brand-new luxury vinyl plank flooring, an impressive kitchen with gleaming quartz countertops and stainless steel appliances, 3 generously sized bedrooms, a beautifully upgraded 4-piece bathroom, and its own dedicated laundry room for added convenience. The separate entrance leads to a Newly Renovated 2-bedroom illegal basement suite, featuring a full kitchen, sleek 3-piece bathroom, private laundry, and excellent income potential — ideal for extended family or as a potential mortgage helper. New High efficiency Furnace, New hot water Tank Enjoy outdoor living in the beautifully landscaped backyard, complete with a concrete patio, perfect for summer BBQs, a Greenhouse plus a massive detached double garage that offers ample space for parking and storage. All this, just steps from a large park, shopping, schools, and with quick access to 16 Ave and Stoney Trail for easy commuting. Pride of ownership shines throughout — this turnkey home is truly move-in ready. Act fast — this gem won't last!