

176 Pinecliff Way NE  
Calgary, Alberta

MLS # A2253107



**\$598,000**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Pineridge                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | Bungalow                                                                 |               |                   |
| <b>Size:</b>     | 949 sq.ft.                                                               | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 5                                                                        | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Heated Garage, Oversized, Parking Pad, RV Access |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Rectangular Lot                                   |               |                   |

|                    |                                                |                   |      |
|--------------------|------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Tile                         | <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>   | Stucco, Wood Frame, Wood Siding                | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Open Floorplan                                 |                   |      |

**Inclusions:** N/A

OPEN HOUSE ON SAT & SUNDAY SEP 6 & 7 FROM 2PM-4PM. This stunning bungalow features fresh exterior stucco paint and new carpet in all 3 upstairs bedrooms. The main floor offers a full 4-piece bath, a spacious kitchen with plenty of updated cabinets, plus floor-to-ceiling built-ins in the dining area, all accented by stylish tile flooring. A separate entrance leads to a 2-bedroom illegal basement suite with a large family room, 4-piece bath, full kitchen, and laundry—perfect for income potential to help with the mortgage. Enjoy outdoor living on the concrete patio, along with a heated oversized garage, parking pad, and RV parking. A fantastic opportunity for families or investors!