

**107 Pinemont Bay NE
Calgary, Alberta**
MLS # A2276905

\$254,000

Division:	Pineridge		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	528 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 302
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		
Inclusions:	All existing furniture		

PRICE REDUCTION Stop paying your rent and start building your own equity! This is the opportunity you have been waiting for—a beautiful END UNIT with 1,000+ sq ft of living space that serves as the perfect starter home. Offering two generous bedrooms and a bright, open floor plan, this residence feels incredibly airy thanks to its high ceilings and an abundance of natural light. You will enjoy the ultimate convenience of en-suite laundry and assigned parking, while the private backyard provides a peaceful sanctuary to relax and escape the hustle and bustle of city life. Situated with easy access to dining, shopping, transit, and parks, this home offers everything a first-time buyer needs to transition from renting to owning. Don't miss your chance to secure your future in a home that has it all; the only thing missing is you!