

F, 151 Pinehill Road NE
Calgary, Alberta

MLS # A2200517



\$355,999

Division:	Pineridge		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	1,107 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.21 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Asphalt, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Primary Downstairs, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunningly renovated bi-level home, an expansive corner unit with the remarkable benefit of NO CONDO FEE and an impressive 1,106 sq ft of elegant living space. Bathed in natural light from the south-facing window, this property features gorgeous new flooring, inviting fresh paint, a charming new fence, and decent roofing installed in 2022. The main level boasts an open layout that radiates warmth and brightness, enhanced by the newly painted railing and a convenient half-bathroom. Imagine relaxing in the spacious and sunlit living room, complete with a stone-surround wood-burning fireplace. The generous dining area is perfect for creating lasting memories with family and friends. The modern atmosphere is enhanced by the newly installed laminate flooring and fresh paint, along with the tiled floor in the half bathroom. The fully developed lower level inspires comfort and practicality, featuring three inviting and cozy bedrooms, a full bathroom, and a convenient laundry area. Step out to your private balcony and embrace the sunshine while enjoying the ease of two parking stalls conveniently located right at your doorstep. Nestled in a lively community, this home is just moments away from essential amenities, including Monterey Calgary Co-Op, restaurants, Village Square Recreation Center (offering public swimming, skating, and various recreational activities), and a public library. Plus, it's a short walking distance to the elementary and junior high schools, making this an empowering opportunity for first-time homebuyers and investors. Don't let this exceptional property slip away—make it your new home today!