



THE
A-TEAM

**RE/MAX
FIRST**

108 PINECLIFF Close, Calgary T1Y 4N6

MLS® #: **A2126658**

Area: **Pineridge**

Listing Date: **04/26/24**

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

846

Year Built:

1979

Low Sqft:

Ttl Sqft:

846

Lot Information

Lot Sz Ar:

2,583 sqft

Lot Shape:

DOM

23

Layout

Beds:

3 (2 1)

Baths:

2.0 (2 0)

Style:

3 Level Split, Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco, Wood Frame

Flooring:

Carpet, Ceramic Tile, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Dryer, Electric Cooktop, Electric Oven, Range Hood, Refrigerator, Washer, Washer/Dryer

Int Feat:

Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	12`4" x 11`9"
4pc Bathroom	Upper	4`11" x 7`9"
Dining Room	Upper	8`0" x 8`0"
Kitchen	Basement	5`4" x 12`4"
Family Room	Basement	7`9" x 14`1"
Bedroom	Basement	10`2" x 9`0"

Room	Level	Dimensions
Bedroom	Upper	10`7" x 8`10"
Family Room	Upper	10`7" x 12`5"
Kitchen	Upper	10`7" x 7`10"
Dining Room	Basement	9`7" x 8`2"
3pc Bathroom	Basement	7`11" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-C1 d75

7810975

Remarks

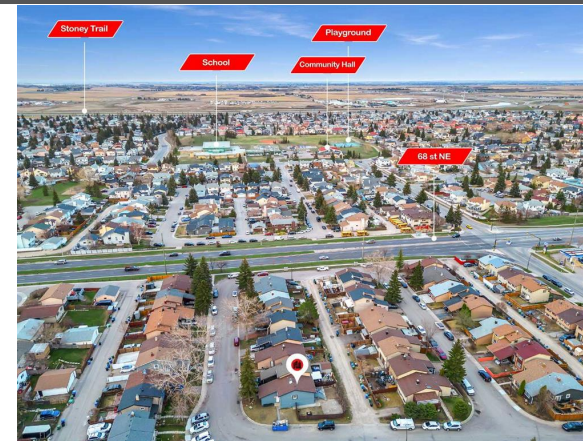
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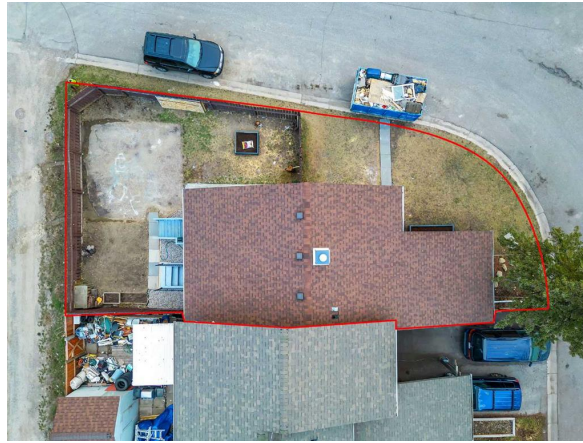
FULLY RENOVATED! ILLEGAL SUITE! CORNER LOT! AMAZING LOCATION! Step INSIDE to this FULLY RENOVATED HALF-DUPLEX WITHOUT CONDO FEES!!!! This HOME is LOCATED CLOSE TO MAN AMENITIES SUCH AS SCHOOLS, SHOPPING AND EVEN THE PETER LOUGHEED CENTRE!!!! As SOON AS YOU ENTER you are GREETED with the LUXURIOUS RENOVATIONS such as LUXURY VINLY PLANK, POT LIGHTS NEW CABINETS AND NEWER WINDOWS!!!! The MAIN FLOOR features a HUGE BEDROOM perfect for SENIORS!!!! Step into the UPPER LEVEL you will see a SECOND BEDROOM AND A 4PC BATHROOM!!!! There is a FAMILY ROOM AND A DINING ROOM (THAT LEADS TO OUR FENCED BACKYARD!!!! The KITCHEN is BRAND NEW WITH BRAND NEW APPLIANCES AND CABINETS!!!! There is ALSO AN ILLEGAL SUITE WITH A SEPARATE WALK-UP ENTRANCE!!!! In the ILLEGAL SUITE you will find an ADDITIONAL BEDROOM AND A 3PC BATHROOM!!!! There is ALSO BRAND NEW KITCHEN DINING, AND FAMILY ROOM!!!! BOTH THE UPPER LEVELS AND THE ILLEGAL SUITE FEATURE SEPARATE LAUNDRIES!!!! There is a PARKING PAD WITH ACCESS FROM THE REAR ALLEY AND PLENTY PARKING ALONG THE ROAD!!!! FULLY RENOVATED! ILLEGAL SUITE! CORNER LOT! AMAZING LOCATION!

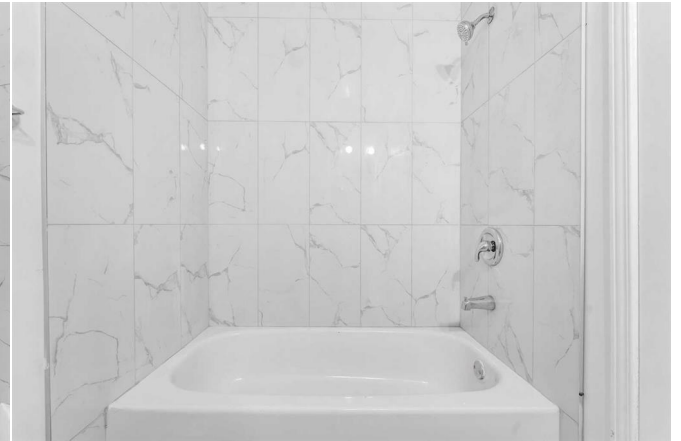
Inclusions:
Property Listed By:

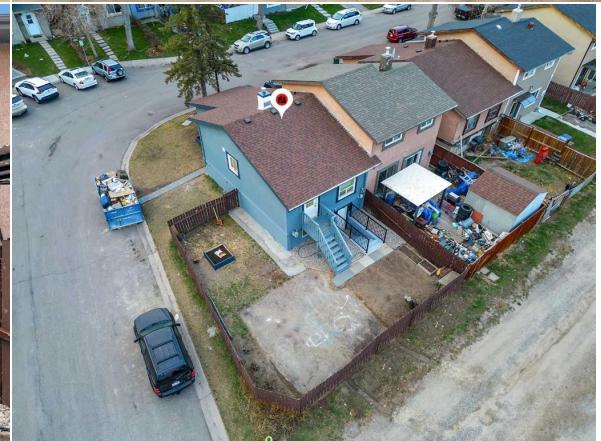
N/A
Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











108 Pinecliff Close NE, Calgary, AB

Main Floor
Exterior Area 240.38 sq ft
Interior Area 211.58 sq ft



0 2 4

PREPARED: 2024/04/26

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



108 Pinecliff Close NE, Calgary, AB

1st Floor
Exterior Area 608.38 sq ft
Interior Area 588.22 sq ft



0 3 6

PREPARED: 2024/04/26

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

