



THE A-TEAM

RE/MAX FIRST

108 PINECLIFF Close, Calgary T1Y 4N6

MLS@#: A2139137 Area: Pineridge Listing Date: 06/10/24 List Price: \$499,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Semi Detached (Half Duplex)
City/Town: Calgary
Year Built: 1979
Lot Information
Lot Sz Ar: 2,583 sqft
Lot Shape:

DOM

98
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: Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot
Park Feat: 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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bedroom, Bathroom, Dining Room, Kitchen, Family Room, and another Bedroom across different levels.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-C1 d75

7810975

Remarks

Pub Rmks:

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