



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**107 PINEMONT Bay, Calgary T1Y 2V7**

MLS® #: **A2149887**

Area: **Pineridge**

Listing Date: **07/16/24**

List Price: **\$294,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1975**

Finished Floor Area  
Abv Sqft: **525**  
Low Sqft:  
Ttl Sqft: **525**

DOM

**62**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Bi-Level**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,Front Yard,No Neighbours Behind,Level**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Wood Frame**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer**  
Int Feat: **High Ceilings**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	14`6" x 9`9"	Kitchen	Main	11`9" x 7`5"
Living Room	Main	14`6" x 16`8"	4pc Bathroom	Basement	7`4" x 6`11"
Bedroom	Main	10`4" x 13`6"	Bedroom	Main	9`9" x 12`1"

Legal/Tax/Financial

Condo Fee:  
**\$286**

Title:  
**Fee Simple**

Zoning:  
**M-C1**

Fee Freq:  
**Monthly**

Legal Desc: **7511013**

Remarks

---

Pub Rmks: **This is the one you've been waiting for! Sit back, relax & enjoy your beautiful & spacious END UNIT home offering 2 Bedrooms and 1 bath, high ceilings, bright open floor plan with spacious rooms, and loads of natural light. This home comes with assigned parking and an EN-SUITE laundry. Enjoy the backyard where you can relax and escape the hustle and bustle of city life. EASY ACCESS to dining, shopping, transit , park, playground and other amenities. The only thing missing from this home is YOU! \*\*\*VIRTUAL TOUR AVAILABLE\*\*\***

Inclusions: **None**  
Property Listed By: **Royal LePage Benchmark**

---

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