



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**204 PINEHILL Road #4, Calgary T1Y 2M5**

MLS® #: **A2153080**      Area: **Pineridge**      Listing Date: **07/26/24**      List Price: **\$225,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$15k, 25-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1976**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **511**  
 Low Sqft:  
 Ttl Sqft: **511**

DOM

**52**  
Layout  
 Beds: **2 (1 1)**  
 Baths: **1.5 (1 1)**  
 Style: **Bi-Level**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **See Remarks**  
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Playground**

Construction: **Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**  
 Int Feat: **Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	7' 1" x 11' 10"	Living Room	Main	12' 11" x 10' 10"
Nook	Main	6' 6" x 10' 9"	Kitchen	Main	8' 9" x 8' 7"
2pc Bathroom	Main	4' 11" x 4' 5"	Entrance	Main	3' 5" x 4' 0"
Laundry	Basement	4' 11" x 5' 9"	4pc Bathroom	Basement	4' 11" x 8' 2"
Bedroom - Primary	Basement	10' 9" x 15' 3"	Furnace/Utility Room	Basement	11' 5" x 8' 10"

Legal/Tax/Financial

Condo Fee: **\$357**      Title: **Fee Simple**      Zoning: **M-C1**  
 Fee Freq:

**Monthly**

Legal Desc: **9511748**

Remarks

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Pub Rmks: **Discover the charm of this beautifully updated 1bedroom, 1.5-bathroom townhouse, where modern living meets elegance. Enter to find a bright and airy open-concept living area adorned with a patio door to the balcony. Brand new vinyl plank flooring and the fresh new paint throughout the house. The contemporary kitchen is a highlight, featuring brand-new appliances, new sink and new countertop. Downstairs, you'll find a private retreat with inviting large master bedrooms, offering a generous closet space, a stylish 4-piece bathroom and the laundry room to complete the lower level. This bi-level townhouse design provides both comfort and sophistication, blending privacy with a sleek, modern touch. Perfect for first time home buyer and the investor to generate the excellent rental income with a unique layout. Don't miss out—schedule your showing today!**

Inclusions: **N/A**

Property Listed By: **RE/MAX Real Estate (Central)**

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