



THE
A-TEAM

**RE/MAX
FIRST**

303 PINEMONT Gate, Calgary T1Y 2R6

MLS®#: **A2155107** Area: **Pineridge** Listing Date: **08/24/24** List Price: **\$289,900**
 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: **1975**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **523**
 Low Sqft:
 Ttl Sqft: **523**

Low Maintenance Landscape, Views Assigned, Outside, Plug-In, Stall

DOM

26
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bi-Level, Side by Side**
Parking
 Ttl Park: **1**
 Garage Sz: **0**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Brick, Stucco, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
 Int Feat: **Ceiling Fan(s), High Ceilings, Open Floorplan, Primary Downstairs, Storage, Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Bathroom	Main		Living Room	Main	18`5" x 10`11"
Dining Room	Main	9`7" x 7`11"	Kitchen	Main	11`8" x 5`11"
Bedroom - Primary	Basement	13`7" x 10`2"	Bedroom	Basement	10`4" x 8`1"
Laundry	Basement				

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$286

Fee Simple

M-C1

Fee Freq:
Monthly

Legal Desc: 7511013

Remarks

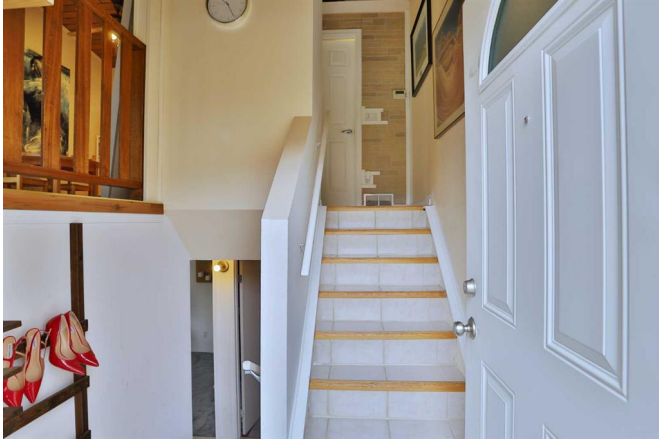
Pub Rmks: **Be sure to check out this fantastic home in the PINEMONT LANE complex in the popular family community of Pineridge. This fully finished semi-detached bi-level enjoys lovely laminate floors & vaulted beamed ceilings, 2 bedrooms & 1 full bath, great-sized deck & parking stall just steps from your front door. Main floor features a terrific open concept living/dining room with wood-burning fireplace & renovated (2024) kitchen with white appliances & lots of cabinet space. Tastefully updated in 2023, the full bathroom has lovely tile floors & shower/tub combo. The finished lower level - with large windows, has 2 bedrooms, laundry/utility room with white washer & dryer plus under-the-stairs storage. All the closets have beautiful barn doors. From the deck & kitchen window you have wonderful views of the park & playing fields. Your assigned parking stall is equipped with plug-in. Plenty of visitor parking for your guests as well as additional on-street parking. Improvements include new roof in 2019 & stucco repair in 2024. Superb location only a few short minutes to area shopping & schools of all grade levels, with quick easy access to the TransCanada Highway/16th Avenue to take you to Stoney Trail or to 36 Street - with shopping (including Sunridge, Marlborough & Pacific Place malls), medical facilities at Peter Lougheed Centre, transit (both LRT & bus) & downtown. Incredible opportunity for the first-time homeowner or as an investment...you won't want to miss it!**

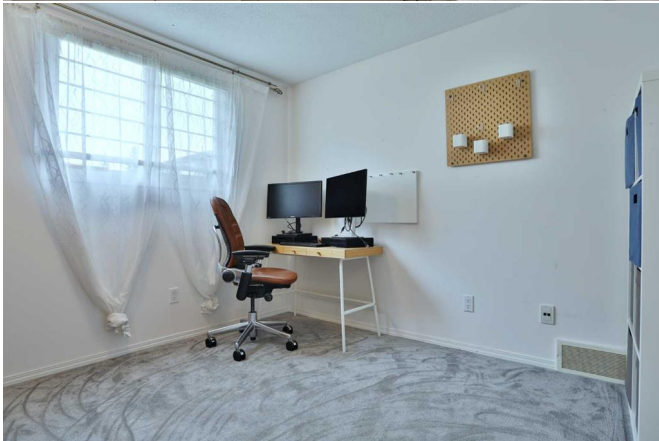
Inclusions: N/A

Property Listed By: Royal LePage Benchmark

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







303 Pinemont Gate NE, Calgary, AB

Main Building Total Exterior Area Above Grade 523.45 sq ft



Main Floor
Exterior Area 523.45 sq ft



Basement (Below Grade)
Exterior Area 459.25 sq ft

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m

PREPARED: 2024/05/08

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

