



THE
A-TEAM

**RE/MAX
FIRST**

243 PINELAND Place, Calgary T1Y 3L4

MLS®#: **A2157312** Area: **Pineridge** Listing Date: **08/16/24** List Price: **\$484,900**
 Status: **Pending** County: **Calgary** Change: **-\$15k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **4,456 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,106**
 Low Sqft:
 Ttl Sqft: **1,106**

DOM

33
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Cul-De-Sac**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Washer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`8" x 15`6"	Kitchen	Main	9`1" x 9`9"
Dining Room	Main	12`3" x 7`8"	2pc Bathroom	Main	4`10" x 4`11"
Bedroom - Primary	Upper	15`0" x 11`10"	Bedroom	Upper	8`10" x 12`3"
Bedroom	Upper	8`2" x 12`3"	4pc Bathroom	Upper	5`4" x 7`7"
Game Room	Basement	16`4" x 19`1"	Bedroom	Basement	10`8" x 10`7"
Furnace/Utility Room	Basement	8`1" x 16`11"	3pc Bathroom	Basement	6`0" x 7`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7710272

Remarks

Pub Rmks: **Welcome to this charming 2 storey home, where potential and convenience meet in a premium Calgary location. This home offers a blend of comfort and opportunity across its 1106 square feet, making it an ideal candidate for those looking to add personal touches or investors aiming for profitable flips. Featuring four bedrooms and 2.5 bathrooms, this home provides ample space for living and relaxation. Step into a cozy ambiance with a wood-burning fireplace and enjoy the natural light streaming through large bright windows on the main floor and light laminate hardwood floors. The kitchen is perfect for those family breakfasts, equipped with a large eating area, plenty of storage and preparation area. Upstairs you will find a spacious primary bedroom, two additional nice sized bedrooms and 4-piece bathroom. The fully finished basement offers a recreational room, an extra bedroom, and a 3-piece bathroom. This bonus space is perfect for entertaining or transforming into a personal gym or home office. Step outside to a fenced backyard where leisure and simplicity come together. The patio space calls for summer BBQs. Located just a stone's throw away from schools, shopping centers, and transit, everyday necessities are well within reach. Plus, kids will enjoy the nearby playground. For those who seek a starter home or an investment, this house beckons with its combination of solid foundation and renovation potential. Call today for more information.**

Inclusions:
Property Listed By: **N/A**
RE/MAX iRealty Innovations

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







