



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**939 PINECLIFF Drive, Calgary T1Y3Y3**

MLS®#: **A2161562**

Area: **Pineridge**

Listing Date: **08/30/24**

List Price: **\$539,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1978**

Lot Information

Lot Sz Ar: **4,907 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Front Yard,Lawn,Standard Shaped Lot,Private**  
Park Feat: **Off Street,On Street**

DOM

**20**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Asphalt,Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit,Private Yard**

Construction: **Stucco,Wood Frame**  
Flooring: **Laminate,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`1" x 11`1"	Bedroom	Main	9`3" x 8`5"
Bedroom	Main	11`9" x 6`10"	Bedroom	Basement	8`5" x 7`5"
Bedroom	Basement	10`6" x 8`9"	4pc Bathroom	Main	
4pc Bathroom	Basement		Laundry	Basement	5`9" x 5`4"
Furnace/Utility Room	Basement	11`0" x 7`4"	Living Room	Main	14`0" x 13`0"
Kitchen	Main	11`10" x 11`8"	Dining Room	Main	8`6" x 7`11"
Living Room	Basement	16`5" x 10`6"	Kitchen	Basement	10`10" x 4`9"

**Dining Room**

**Basement**

**12`7" x 12`5"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**7711693**

Zoning:

**R-C1**

Remarks

Pub Rmks:

**Step into this beautifully maintained bungalow in the welcoming community of Pineridge, Calgary! With nearly 2,000 sq ft of developed living space and a price of \$539,000, this home is perfect for investors or first-time buyers looking for extra income potential. The illegal basement suite, with its own separate entrance, makes for a fantastic mortgage helper! Inside, you'll find 5 spacious bedrooms - 3 on the main floor and 2 in the newly updated basement, complete with fresh vinyl flooring. The entire home has been freshly painted, and a brand-new roof was installed in 2023, so it's move-in ready! The private backyard is perfect for both quiet evenings and lively gatherings. The Pineridge community offers great convenience with several schools, shopping centers, parks, and easy access to public transit, making it an ideal spot for families and commuters alike. Don't miss your chance to own this rare find! Contact your favorite realtor and book your viewing today - this one won't last long!**

Inclusions:

Property Listed By:

**Dishwasher, Fridge (2), Range (2), Washer, Dryer, Range Hood  
Real Broker**

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





