



THE
A-TEAM

**RE/MAX
FIRST**

425 PINEMONT Gate, Calgary T1Y 2R6

MLS® #: **A2164897** Area: **Pineridge** Listing Date: **09/16/24** List Price: **\$279,900**
 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: **Back Yard,Low Maintenance Landscape,Level**
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **507**
 Low Sqft:
 Ttl Sqft: **507**

DOM

3
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **Bi-Level,Side by Side**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**
 Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dryer,Range Hood,Refrigerator,Stove(s),Washer**
 Int Feat: **High Ceilings,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`7" x 11`0"	Dining Room	Main	12`10" x 9`9"
Kitchen	Main	5`11" x 11`9"	Other	Main	13`6" x 7`8"
4pc Bathroom	Main	4`11" x 7`8"	Entrance	Main	8`10" x 6`8"
Bedroom - Primary	Basement	14`10" x 10`2"	Bedroom	Basement	8`1" x 10`4"
Storage	Basement	7`2" x 3`1"	2pc Bathroom	Basement	5`7" x 6`7"
Furnace/Utility Room	Basement	8`0" x 11`7"			

Legal/Tax/Financial

Condo Fee:
\$286

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7511013**

Remarks

Pub Rmks: **Discover this beautifully renovated bi-level duplex over 916Sqft of living space, nestled in a well-maintained complex surrounded by lush greenery and mature trees. The spacious entryway offers a choice of levels, leading to an inviting upstairs area with a versatile living and dining room combo featuring high cedar ceilings. The galley kitchen, updated in recent years, boasts newer cabinets, a stylish backsplash, and a sunlit east-facing window. The home is enhanced with modern vinyl plank flooring throughout both levels, along with updated lighting and plumbing fixtures. The upstairs bathroom has been fully renovated, while the lower level includes two bedrooms with large windows and a convenient half bath. The property also features a private, large deck accessible from the dining room, and a fully fenced backyard. A single-stall parking space is conveniently located within view of the unit. This well-maintained residence showcases a great taste in color and design. Ideally situated near essential amenities, including the CTrain, Sunridge Shopping Center, Co-op grocery store, community center, and the Village Square Leisure Centre. With close proximity to Stoney Trail and 16th Avenue for easy access across the city. This is a great opportunity for investors or first-time buyers. Please note, that there is a lease in place with tenants until March 31st, 2025**

Inclusions: **N/A**
Property Listed By: **Diamond Realty & Associates LTD.**

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









