



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**217 PINESTREAM Place, Calgary T1Y 3A5**

MLS®#: **A2171499**

Area: **Pineridge**

Listing Date: **10/09/24**

List Price: **\$359,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 06-Nov**

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: **1,291**  
Low Sqft:  
Ttl Sqft: **1,291**

DOM

**43**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape,Level**  
Park Feat: **Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **No Smoking Home,Skylight(s)**  
Utilities:

Room Information

| Room                        | Level           | Dimensions            |
|-----------------------------|-----------------|-----------------------|
| <b>2pc Bathroom</b>         | <b>Main</b>     | <b>6`2" x 4`1"</b>    |
| <b>Kitchen</b>              | <b>Main</b>     | <b>11`9" x 7`11"</b>  |
| <b>4pc Bathroom</b>         | <b>Upper</b>    | <b>6`8" x 7`5"</b>    |
| <b>Bedroom</b>              | <b>Upper</b>    | <b>10`6" x 8`7"</b>   |
| <b>3pc Bathroom</b>         | <b>Basement</b> | <b>5`0" x 9`8"</b>    |
| <b>Furnace/Utility Room</b> | <b>Basement</b> | <b>12`8" x 19`11"</b> |

| Room                     | Level           | Dimensions           |
|--------------------------|-----------------|----------------------|
| <b>Dining Room</b>       | <b>Main</b>     | <b>11`7" x 9`7"</b>  |
| <b>Living Room</b>       | <b>Main</b>     | <b>11`1" x 20`4"</b> |
| <b>Bedroom</b>           | <b>Upper</b>    | <b>10`1" x 12`9"</b> |
| <b>Bedroom - Primary</b> | <b>Upper</b>    | <b>10`5" x 13`7"</b> |
| <b>Family Room</b>       | <b>Basement</b> | <b>9`6" x 20`9"</b>  |

Legal/Tax/Financial

Condo Fee:  
**\$360**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Legal Desc: **7711090**

Remarks

Pub Rmks: **Welcome to this cute and spacious corner unit in the heart of Pineridge!! Walk into your bright and large living room that connects with the updated kitchen area for a modern open concept. Stainless Steel appliances and ample counter space will give you enough room to cook and stay organized with a convenient 1/2 bath also located on the main floor. Perfect for entertaining just in time for the holidays! As you come upstairs the skylight floods the staircase with natural light leading you up to three sunny bedrooms and a full 4pc bathroom. The large primary bedroom easily fits fit a king bed with room to spare and comes with a spacious jack and jill closet. Both accompanying rooms are bright with generous space for kids or office/ spare rooms. Downstairs you have a sizeable rec room or a bedroom with a walk in closet and 3pc ensuite bathroom. Hot water tank was replaced in 2021. Lots of storage upstairs and down. This house is Move In Ready! Just a short walk to the Village Square Leisure centre, Schools, Green spaces, restaurants and a CO-OP shopping centre, this location doesn't disappoint. Contact a realtor now to view before this opportunity is gone!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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









217 Pinestream PI NE, Calgary, AB

Main Floor Exterior Area 639.53 sq ft



0 3 6 ft

PREPARED: 2024-10-05



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

217 Pinestream PI NE, Calgary, AB

2nd Floor Exterior Area 602.33 sq ft



0 2 4 ft

PREPARED: 2024-10-05



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217 Pinestream PI NE, Calgary, AB

Basement (Below Grade) Exterior Area 637.33 sq ft



0 2 4 ft

PREPARED: 2024-10-05



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