

## 217 PINESTREAM Place, Calgary T1Y 3A5

MLS®#: **A2171499** Area: **Pineridge** Listing **10/09/24** List Price: **\$359,900** 

Status: Active County: Calgary Change: -\$10k, 06-Nov Association: Fort McMurray

Date:

General Information

Prop Type: Residential Sub Type: Row/Townhouse

City/Town: Calgary Finished Floor Area
Year Built: 1976 Abv Sqft:

<u>Lot Information</u> Low Sqft:

Lot Sz Ar: Ttl Sqft: **1,291**Lot Shape:

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz:

1,291

3 (3)

2

2.5 (2 1)

2 Storey

43

Access:

Lot Feat: Low Maintenance Landscape,Level

Park Feat: **Driveway,Parking Pad** 

Utilities and Features

Flooring:

Roof: Asphalt Shingle Construction:

Heating: Forced Air, Natural Gas Vinyl Siding, Wood Frame

Sewer:

Ext Feat: None Carpet,Vinyl Water Source: Fnd/Bsmt:

Poured Concrete Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings

12`8" x 19`11"

Kitchen Appl: Dishwasher, Dryer, Range Hood
Int Feat: No Smoking Home, Skylight(s)

**Basement** 

Furnace/Utility Room

Utilities:

Room Information

Room Level **Dimensions** Room Level **Dimensions** 2pc Bathroom Main 6`2" x 4`1" **Dining Room** Main 11`7" x 9`7" Kitchen 11`9" x 7`11" Main **Living Room** Main 11`1" x 20`4" 4pc Bathroom Upper 6`8" x 7`5" **Bedroom** Upper 10`1" x 12`9" 10`5" x 13`7" Bedroom Upper 10`6" x 8`7" **Bedroom - Primary** Upper

3pc Bathroom Basement 5`0" x 9`8" Family Room Basement 9`6" x 20`9"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$360 Fee Simple M-C2

Fee Freq: Monthly

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

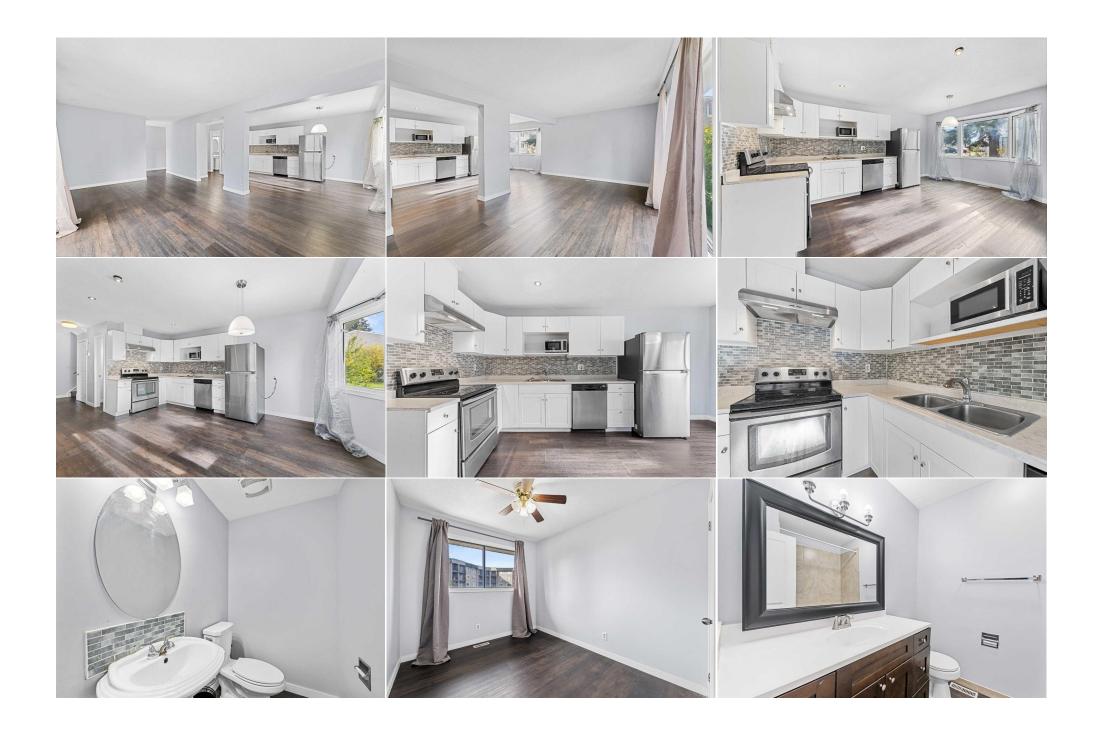
Property Listed By: **eXp Realty** 

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











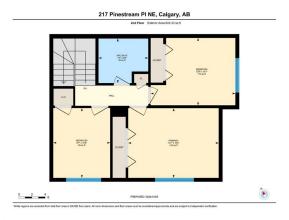












217 Pinestream PI NE, Calgary, AB

Basement (Below Grade) Exterior Area 637.53 sq ft



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