



THE A-TEAM

RE/MAX FIRST

48 PINECLIFF Close, Calgary T1Y 4N5

MLS®#: A2174378 Area: Pineridge Listing 10/22/24 List Price: \$389,900
Status: Active County: Calgary Change: -\$10k, 02-Dec Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Semi Detached (Half Duplex)
City/Town: Calgary
Year Built: 1979
Lot Information
Lot Sz Ar: 1,915 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 808
Low Sqft:
Ttl Sqft: 808

DOM

60
Layout
Beds: 3 (2 1)
Baths: 2.0 (2 0)
Style: 3 Level Split, Side by Side

Parking

Ttl Park: 1
Garage Sz:

Access:
Lot Feat: Back Lane, Back Yard, Front Yard, Street Lighting, Rectangular Lot
Park Feat: Parking Pad

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Private Yard

Construction: Stucco, Wood Frame
Flooring: Carpet, Ceramic Tile, Laminate
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings
Int Feat: See Remarks
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Dining Room, Bedroom, Family Room, and 4pc Bathroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, 4pc Bathroom, Bedroom, and Furnace/Utility Room.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7810975

Zoning:
M-C1

Remarks

Pub Rmks:

Looking for a bright and spacious home? Your search ends here! Nestled on a quiet street, this property features a charming mature tree in the front and convenient back alley access for parking. Inside, you'll discover updated carpet and paint throughout, complemented by stylish laminate flooring in the living room. The open-concept kitchen and living area boast large windows, flooding the space with natural light, and a generous deck just off the living room—perfect for entertaining or relaxing. The bedrooms are equally bright and roomy, and the basement offers plenty of space for play or your personal retreat. The fenced backyard enhances the property's appeal, making it ideal for children and pets. Don't miss out on this gem!

Inclusions:
Property Listed By:

N/A
Property Solutions Real Estate Group Inc.

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







