



THE
A-TEAM

**RE/MAX
FIRST**

50 PINELORE Place, Calgary T2Y 3V8

MLS®#: **A2186419** Area: **Pineridge** Listing Date: **01/08/25** List Price: **\$415,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1977**
Lot Information
 Lot Sz Ar: **3,175 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Landscaped,Level**
 Park Feat: **Off Street**

Finished Floor Area
 Abv Sqft: **1,191**
 Low Sqft:
 Ttl Sqft: **1,191**

DOM

13
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**
 Construction: **Wood Frame,Wood Siding**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7710201

Zoning:
R-CG

Remarks

Pub Rmks: **NO CONDO FEES DUPLEX in the community of pineridge WITH 3 BEDS AND 2 +1 BATHS. IDEAL FOR FIRST TIME HOKME BUYER in this amazing price. Great location, quiet place with lots of parking. Contemporary 2 storey house with huge living room, kitchen and dining area. you can look over to your private backyard from the patio door. Addition to all these main floor comes with 2-piece washroom. Step up to second level consists of Large master bedroom & 2 other bedrooms & 1 full bath completes the upper floor. Good opportunity for someone who wants to become the homeowner or investor. Close to schools, leisure center, community center, playing field.**

Inclusions:
Property Listed By: **N/A**
RE/MAX iRealty Innovations

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





