

915 PINECLIFF Drive, Calgary T2Y 3Y3

MLS® #: **A2187830** Area: **Pineridge** Listing Date: **01/14/25** List Price: **\$479,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 28-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **4,402 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **887**
 Low Sqft:
 Ttl Sqft: **887**

DOM

18
Layout
 Beds: **3 (2 1)**
 Baths: **1.0 (1 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Other,Rectangular Lot**
 Park Feat: **Block Driveway,Off Street,On Street,Parking Pad,RV Access/Parking**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`10" x 14`6"
Dining Room	Main	11`3" x 7`4"
Bedroom - Primary	Main	8`11" x 13`11"
Game Room	Lower	16`10" x 13`10"
Furnace/Utility Room	Lower	11`3" x 7`8"

Room	Level	Dimensions
Kitchen	Main	11`6" x 9`11"
4pc Bathroom	Main	8`0" x 4`11"
Bedroom	Main	11`8" x 8`5"
Bedroom	Lower	10`11" x 13`3"
Storage	Lower	9`7" x 12`8"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **7711693**

Zoning: **R-CG**

Remarks

Pub Rmks: ****** Price Reduced**** Attention Investors, Handyman, First time home Buyer's.... This detached home has great potential for expanding the size of the home with the size of the non obstructive huge yard. Tons of room for the garage of your dreams and possible RV parking. This property is finished up and down with a total of 4 bedroom, 2 bathrooms, a Large open living room up and large family room down. The kitchen and dining area is bright and spacious. This property will be a fantastic family home for someone , put your personal touches on it and your TLC into it. This property is priced to sell so do not miss your opportunity book your appointment today.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Realty Professionals**

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





