

108 PINECLIFF Close, Calgary T1Y 4N6

MLS® #: **A2188586** Area: **Pineridge** Listing Date: **01/17/25** List Price: **\$475,000**
 Status: **Active** County: **Calgary** Change: **None** 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: **2,583 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot**
 Park Feat: **Off Street**

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Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **3 Level Split, Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Stucco, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Cooktop, Electric Oven, Range Hood, Refrigerator, Washer, Washer/Dryer**
 Int Feat: **Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	12`4" x 11`9"	Bedroom	Upper	10`7" x 8`10"
4pc Bathroom	Upper	4`11" x 7`9"	Family Room	Upper	10`7" x 12`5"
Dining Room	Upper	8`0" x 8`0"	Kitchen	Upper	10`7" x 7`10"
Kitchen	Basement	5`4" x 12`4"	Dining Room	Basement	9`7" x 8`2"
Family Room	Basement	7`9" x 14`1"	3pc Bathroom	Basement	7`11" x 4`11"
Bedroom	Basement	10`2" x 9`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7810975

Zoning:
M-C1 d75

Remarks

Pub Rmks:

FULLY RENOVATED - ILLEGAL SUITE - CORNER LOT - SEPARATE ENTRANCE & SEPARATE LAUNDRIES - Step INSIDE to this FULLY RENOVATED HALF-DUPLEX WITHOUT CONDO FEES!!!! This HOME is LOCATED CLOSE TO MAN AMENITIES SUCH AS SCHOOLS, SHOPPING AND EVEN THE PETER LOUGHEED CENTRE!!!! As SOON AS YOU ENTER you are GREETED with the LUXURIOUS RENOVATIONS such as LUXURY VINYL PLANK, POT LIGHTS NEW CABINETS AND NEWER WINDOWS!!!! The MAIN FLOOR features a HUGE BEDROOM perfect for SENIORS!!!! Step into the UPPER LEVEL you will see a SECOND BEDROOM AND A 4PC BATHROOM!!!! There is a FAMILY ROOM AND A DINING ROOM (THAT LEADS TO OUR FENCED BACKYARD!!!! The KITCHEN is BRAND NEW WITH BRAND NEW APPLIANCES AND CABINETS!!!! There is ALSO AN ILLEGAL SUITE WITH A SEPARATE WALK-UP ENTRANCE!!!! In the ILLEGAL SUITE you will find an ADDITIONAL BEDROOM AND A 3PC BATHROOM!!!! There is ALSO BRAND NEW KITCHEN DINING, AND FAMILY ROOM!!!! BOTH THE UPPER LEVELS AND THE ILLEGAL SUITE FEATURE SEPARATE LAUNDRIES!!!! There is a PARKING PAD WITH ACCESS FROM THE REAR ALLEY AND PLENTY PARKING ALONG THE ROAD!!!! FULLY RENOVATED! ILLEGAL SUITE! CORNER LOT! AMAZING LOCATION!

Inclusions:
Property Listed By:

N/A
Real Broker

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











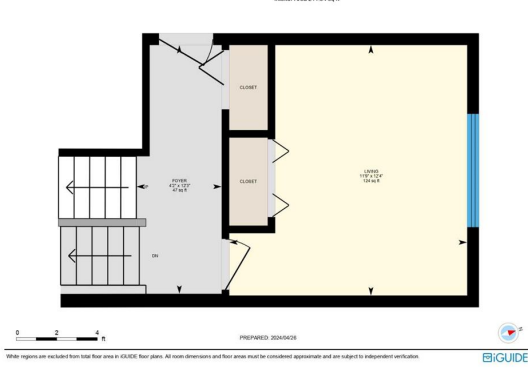
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Main Building: Total Exterior Area Above Grade 846.73 sq ft



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Main Floor: Exterior Area 240.38 sq ft, Interior Area 213.04 sq ft



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1st Floor: Exterior Area 608.30 sq ft, Interior Area 502.21 sq ft



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Basement (Below Grade): Exterior Area 381.17 sq ft, Interior Area 502.51 sq ft, Excluded Area 176.53 sq ft

