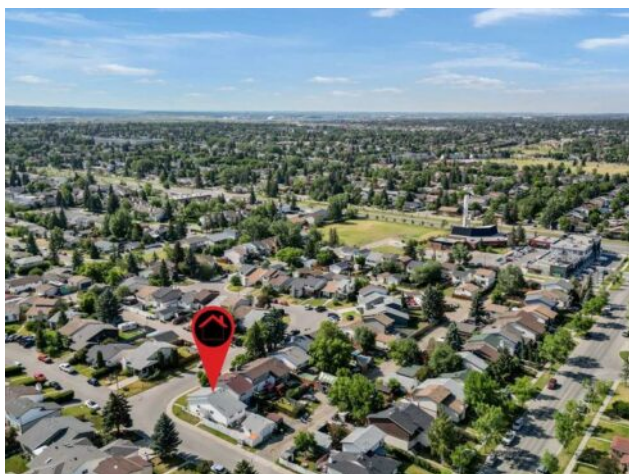


130 Pinemeadow Road NE
Calgary, Alberta

MLS # A2232348



\$535,000

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,100 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Garage Door Opener, Garage Faces Rear, Insulated, Oversized, Single Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Corner Lot, Garden, Low Maintenance Landscape		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Storage		

Inclusions: basement Electric stove, basement microwave and hood fan

130 Pine Meadow Rd. NE – Spacious Corner Lot Duplex with Basement rental Potential! Welcome to this well-maintained 5-bedroom, 2-bathroom duplex located on a fully fenced corner lot in a quiet, family-friendly neighbourhood of Pineridge. With over 2,100 sq ft of total living space, this property is perfect for families, investors, or those seeking a mortgage helper with separate basement access. Step into the main level featuring a sunken living room that offers a cozy and spacious gathering area, flowing into a formal dining room. The adjacent kitchen offers ample cabinetry and workspace. Down the hallway, you'll find three generous bedrooms, including a bright and comfortable primary bedroom, and a full 4-piece bathroom. The basement has a separate entrance, making it an excellent option for a rental unit. It includes a fully equipped kitchen, a large living room, two additional spacious bedrooms, and another full 4-piece bathroom. Enjoy the low-maintenance, fully concrete backyard, perfect for entertaining or relaxing, with designated space for gardening. A storage shed and an oversized, insulated, and drywalled garage provide added convenience for all seasons. Located within walking distance to parks, schools, and a nearby commercial strip just 8 minutes walk away, this home is a perfect blend of space, function, and location.