

107 Pineson Place NE
Calgary, Alberta

MLS # A2209910



\$439,000

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,203 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Other, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed in back yard

Welcome to this well-maintained 2-storey duplex nestled in the heart of the Pineridge community! Perfect for first-time homebuyers or savvy investors, this property offers a great balance of move-in readiness with room to make it your own. The home has seen some light updates and is ready for immediate occupancy, while still offering space for your personal touch. The spacious yard provides plenty of room for outdoor activities, gardening, or entertaining. Conveniently located near both an elementary and a junior high school, and surrounded by several parks, this is an ideal setting for growing families. Don't miss out on this opportunity in a well-established, family-friendly neighbourhood!