

**111 Pineson Place NE**  
**Calgary, Alberta**

**MLS # A2211717**



**\$450,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Level Split, Attached-Side by Side		
<b>Size:</b>	1,007 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier		

**Inclusions:** None

Charming 3-Level Back Split Duplex in Pineridge – A Fantastic Opportunity for First-Time Homebuyers & Investors! Welcome to this well-maintained 3-level back split duplex located in the desirable Pineridge neighbourhood! This fantastic property is perfect for first-time homebuyers looking for an affordable option or investors seeking a home to renovate and add value. The home boasts newer windows and a newer doors, ensuring peace of mind for years to come. Inside, you’ll find beautifully renovated washrooms and a modern renovated kitchen, making it move-in ready with all the essentials. The main living area features new lighting that brightens the space and adds a contemporary touch. The layout provides ample space and versatility, with three levels offering plenty of room for relaxation, entertainment, and even the potential to create rental income. The large lot allows for plenty of outdoor space, perfect for your personal touch. This is a great deal for buyers who want a turn-key property with room to grow, and for investors looking to renovate and reap the rewards in a highly sought-after neighbourhood. Don't miss out on this opportunity—schedule your viewing today!