

236 Pinetree Road NE  
Calgary, Alberta

MLS # A2207952



**\$595,500**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,133 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Pantry, Separate Entrance		

**Inclusions:** None

Stunning 3-Level Split with Walk-Up Basement and Incredible Potential! This beautiful 3-level split property offers a fantastic opportunity for a variety of living arrangements. Featuring a walk-up basement with a separate entry, the basement is a full suite (illegal) that can be used for rental income, as a personal space, or for extended family. The possibilities are endless! Situated on a large RCG lot, this property presents future development opportunities, including the potential to construct a secondary home. The main floor boasts 3 spacious bedrooms, including a master bedroom with a 2-piece ensuite. The large living room features a charming wood fireplace, and the renovated kitchen opens to a good-sized dining area. You'll also find a fully renovated 4-piece bathroom, providing everything you need for comfortable living. The basement is designed with a separate kitchen, dining area, and living room along with 2 generous-sized bedrooms, a laundry area, and a 3-piece bathroom—ideal for a mortgage helper or additional living space. Additional features include an oversized double garage (heated), plenty of parking on the expansive driveway, and no neighbors across the street. The location offers easy access to shopping, major routes, and amenities, and the home is equipped with a relatively new furnace, roof, and stucco exterior. This home is calling your name—don't miss out! Pick up the phone and schedule your viewing today!