

# \$499,000 - 159 Pinecliff Way Ne, Calgary

MLS® #A2226221

**\$499,000**

3 Bedroom, 2.00 Bathroom, 898 sqft

Residential on 0.11 Acres

Pineridge, Calgary, Alberta

Great opportunity to own your first home or investment property! Bright open main floor plan with oversize island and incredible amounts of counter space. 2 bed up with full bath. The well lit Finished basement has a cozy family room and 1 bedroom with full bath with shower and a separate jetted tub! Gas fireplace and wet bar included! Nice sunny days can be enjoyed in the South back yard! Parking is not an issue with an impressive heated garage, parking pad and room out front. Complete with a fridge and a great workbench for your weekend projects! Amazing Value for sure!

Built in 1978

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2226221    |
| Price          | \$499,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 898         |
| Acres          | 0.11        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information



|             |                      |
|-------------|----------------------|
| Address     | 159 Pinecliff Way Ne |
| Subdivision | Pineridge            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T1Y 3X2              |

### **Amenities**

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                               |
| Parking        | Double Garage Detached, Heated Garage, Insulated, Additional Parking, On Street |
| # of Garages   | 2                                                                               |

### **Interior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Jetted Tub, Open Floorplan, Vinyl Windows, Recessed Lighting, Wet Bar                           |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Freezer |
| Heating           | Forced Air, Natural Gas                                                                         |
| Cooling           | None                                                                                            |
| Fireplace         | Yes                                                                                             |
| # of Fireplaces   | 1                                                                                               |
| Fireplaces        | Basement, Gas, Raised Hearth, Stone                                                             |
| Has Basement      | Yes                                                                                             |
| Basement          | Finished, Full                                                                                  |

### **Exterior**

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                     |
| Lot Description   | Back Lane, Gentle Sloping, Level, Low Maintenance Landscape, City Lot, Few Trees |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Vinyl Siding                                                                     |
| Foundation        | Poured Concrete                                                                  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 12             |
| Zoning         | R-CG           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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