

**120 Pineset Place NE  
Calgary, Alberta**

**MLS # A2268646**



# \$455,000

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Pineridge                       |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                   |
| <b>Size:</b>     | 1,202 sq.ft.                    | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Off Street, Parking Pad         |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac           |               |                   |

|                    |                                 |                   |          |
|--------------------|---------------------------------|-------------------|----------|
| <b>Heating:</b>    | High Efficiency                 | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Laminate                | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -        |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Wood Frame                      | <b>Zoning:</b>    | M-CG d50 |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -        |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |          |

**Inclusions:** N/A

Welcome to this beautifully renovated semi-detached two-story home located on a quiet cul-de-sac in the highly sought-after neighborhood of Pineridge. This house offers 3 bedrooms plus a main floor den and 1.5 full bathrooms PLUS finished one-bedroom basement with bathroom and kitchen (Ideal for renting). New flooring (2022) and fresh paint (2025) throughout the house. The house has a nice and bright floor plan with upgraded bathrooms and kitchen. A renovated kitchen with quartz countertops, new cabinets and new appliances (2025). The home has gone through major updates over the past years including SIDING, ROOF, EAVES, FASCIA , WINDOWS, FURNACE and WATER TANK (2022). The house has a huge backyard and is within walking distance to Leisure center, shopping, public transit and all level of schools.