

**218 Pinemeadow Road NE  
Calgary, Alberta**

**MLS # A2275437**



# \$469,900

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Double Garage Detached, Oversized, Rear Drive		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Situated on a large, deep corner lot with R-CG zoning, this well-maintained bungalow in PineRidge offers flexibility for homeowners or future development potential. Featuring 3 bedrooms, a partially finished basement, and an oversized detached double garage, this home delivers on both function and opportunity. The main floor features a practical layout with the living room at the front, a central kitchen and dining area, and three bedrooms tucked at the back of the home across from a full 4-piece bathroom. Interior finishes include a mix of carpet and laminate flooring, with updated windows throughout offering excellent natural light. The south-facing backyard is private, sunny, and spacious—perfect for gardening, entertaining, or relaxing outdoors. The basement is partially finished and offers a large family room, dedicated laundry, and ample storage. Additional highlights include central air conditioning, a newer furnace, and a double detached garage with rear access. Located in the heart of PineRidge, this home is close to schools, parks, shopping, and major routes. Whether you're looking for your starter home, a rental investment, or redevelopment potential with R-CG zoning, this one checks all the boxes. Book your private showing today!