

207 Pinecliff Way NE  
Calgary, Alberta

MLS # A2277456



**\$539,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	868 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, French Door, Kitchen Island, Quartz Counters, Separate Entrance		
<b>Inclusions:</b>	None		

Welcome to this beautifully renovated bungalow in the heart of Pineridge which comes with a RV parking! This home offers a perfect blend of comfort and functionality with a 2-bedroom, 1-bath main floor and a 2-bedroom, 1-bath illegal basement suite — ideal for extended family or rental potential. Enjoy the convenience of a massive oversized heated garage, previously used as a mechanic's workshop, providing endless possibilities for hobbyists or small business owners. The huge backyard shed adds even more storage space for tools, equipment, or seasonal items. Step inside to find a freshly updated interior featuring modern finishes, new flooring, and stylish upgrades throughout. Situated on a quiet street close to schools, parks, shopping, and transit, this home offers incredible value for both homeowners and investors alike.