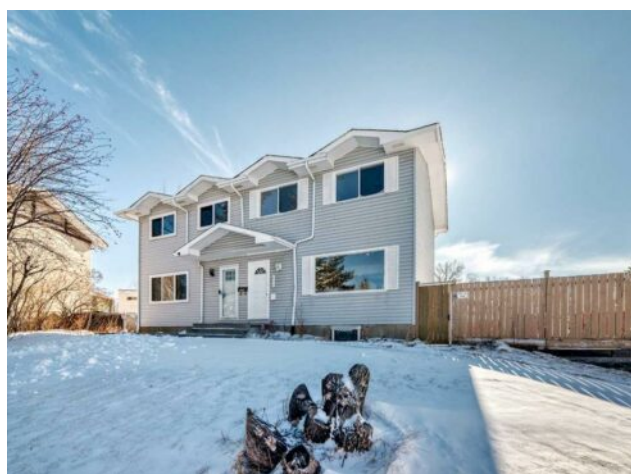


172 Pinehill Road NE
Calgary, Alberta

MLS # A2287889



\$369,000

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,036 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Garage Door Opener, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Private		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, No Smoking Home, Open Floorplan		

Inclusions: Outdoor Storage Shed

Welcome to this semi-detached (half duplex), a solid family home situated on a large corner lot offering 4 bedrooms, 2.5 bathrooms, and a double car garage. The home features a developed basement, covered deck, private fenced yard, and potential RV parking. Ideally located in the established community of Pineridge, this property offers easy access to major routes including 52 Street NE, 68 Street NE, 16 Avenue, and Stoney Trail for convenient commuting across Calgary. It is within walking distance to the Pineridge Community Association and directly across from Pineridge Plaza, providing easy access to restaurants, a doctor's clinic, dentist, pharmacy, convenience store, and day care. Families will appreciate the short walk to nearby schools such as Pineridge School, Saint Patrick School, and Douglas Harkness School, making daily school runs simple and convenient. Village Square Mall and Village Square Leisure Centre are just minutes away, offering additional shopping, dining, fitness, and aquatic facilities. While some updates are needed, major components have been updated: Hot Water Tank (2024), Furnace (2021), and Roof (2014). This home offers strong potential, making it an excellent opportunity for families or investors.