

# \$259,900 - 301 Pinemont Gate Ne, Calgary

MLS® #A2230973

**\$259,900**

2 Bedroom, 1.00 Bathroom, 503 sqft  
Residential on 0.00 Acres

Pineridge, Calgary, Alberta

Whether you're a first-time buyer looking for value or an investor seeking a turnkey rental, this charming bi-level end unit offers an incredible opportunity at an affordable price point. With 890 sq ft of finished living space, this property backs directly onto a green space and park – a unique and desirable feature for tenants and owners alike.

The upper level features an open layout with a cozy living room, wood-burning fireplace, vaulted ceilings with exposed beams, a functional kitchen, dining area, and a full 4-piece bathroom. Step out onto your private deck with stairs leading down to the green space – perfect for relaxation or entertaining.

Downstairs you'll find 2 bedrooms, laundry, and mechanical systems. The separate levels provide functionality and flexibility, the end unit location offers extra windows, more light, and added privacy – all key selling points for renters.

Located in the well-managed Pinemont Lane complex, this home is just minutes from the C-Train, Sunridge Mall, grocery stores, and major commuter routes like Stoney Trail and 16th Ave – making it a prime rental location with easy access to transit and amenities.

Low-maintenance, move-in ready, and priced to sell – this is a smart addition to any investment portfolio. Contact your favourite



realtor today for a private showing!

Built in 1975

### **Essential Information**

MLS® #	A2230973
Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	503
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	301 Pinemont Gate Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2R6

### **Amenities**

Amenities	Snow Removal
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	High Ceilings, No Smoking Home
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	3
Zoning	M-C1

### **Listing Details**

Listing Office	Real Broker
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