

# \$589,900 - 236 Pinetree Road Ne, Calgary

MLS® #A2246149

**\$589,900**

5 Bedroom, 3.00 Bathroom, 1,221 sqft  
Residential on 0.11 Acres

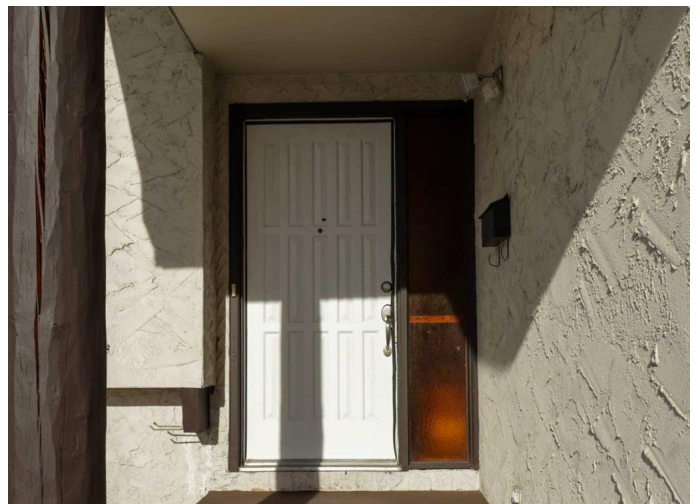
Pineridge, Calgary, Alberta

**\*\*Open House on Sunday 17 August from 12pm-3pm\*\*** Welcome to this beautifully maintained 3-level split home, offering exceptional versatility and investment potential. Set on a spacious RCG-zoned lot, this property is perfect for homeowners, investors, or developers alikeâ€”with potential for future redevelopment, including the addition of a secondary dwelling. The main floor features a bright and inviting layout with three spacious bedrooms, including a primary suite with a 2-piece ensuite, a renovated 4-piece bathroom, a cozy living room with a classic wood-burning fireplace, and a beautifully updated kitchen that flows seamlessly into the dining area. Downstairs, new flooring, renovated last month July 2025 the walk-up basement with a private separate entrance is fully developed as an illegal suiteâ€”perfect for extended family or rental income. It includes two generous bedrooms, a 3-piece bathroom, a second kitchen, dedicated living and dining areas, plus a separate laundry areaâ€”ideal as a mortgage helper! Additional highlights:

Oversized heated double garage, Expansive driveway with 4 ample parking spaces for visitors, No neighbors directly across the street.

Recent updates: newer roof, new sheathing, new insulation in attic. Conveniently located close to shopping, schools, major roadways, and public transit.

This property truly has it allâ€”space, flexibility,



and future potential. Whether you're looking for a family home with income potential or a prime development opportunity, this one is not to be missed. Call today to book your private showing!

Built in 1975

### Essential Information

MLS® #	A2246149
Price	\$589,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,221
Acres	0.11
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### Community Information

Address	236 Pinetree Road Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y1K3

### Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Central Vacuum, High Ceilings, Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

	Range Hood, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Dog Run, Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	August 7th, 2025
Days on Market	11
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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