\$599,400 - 111 Pinemill Mews Ne, Calgary

MLS® #A2206806

\$599,400

6 Bedroom, 3.00 Bathroom, 1,488 sqft Residential on 0.07 Acres

Pineridge, Calgary, Alberta

Welcome to this bright and spacious 6-bedroom, 2.5-bathroom detached home in the heart of PINERIDGE! This 2 STOREY HOME offers plenty of space for families, investors, or those looking for RENTAL INCOME.

The MAIN FLOOR features a warm and inviting LIVING ROOM, along with an additional family room complete with a cozy fireplaceâ€"perfect for relaxing or entertaining. A FUNCTIONAL KITCHEN with ample space flows into the dining area, making family meals and gatherings easy. A convenient half-bath completes this level.

Upstairs, the second floor boasts 3 SPACIOUS BEDROOMS, including a primary bedroom with a walk-in closet. This level provides plenty of comfort for a growing family. Upper floor has a spacious 4 pc bathroom. The newly finished basement (with secondary legal suite permits applied) adds fantastic RENTAL INCOME, featuring 3 additional bedrooms, an open-concept kitchen and living area, a full bathroom, and a separate entrance with its own laundry.

Outside, the home offers a huge backyard with a deck, perfect for summer BBQs and outdoor enjoyment. Situated on a corner lot with RC-G Zoning. Adding to its appeal, the home is currently rented with positive cash flow, with the (main house leased at \$2,930/month) and







the (basement leased at \$1,690/month), exclusive of utilities.

This fantastic property is ideally located near Village Square Shopping Centre, the public library, Lester B. Pearson High School, and several primary and middle schools, making it a convenient and family-friendly location. With easy access to the Trans-Canada Highway, commuting is a breeze. Whether you're looking for a spacious home, an investment property, or future development opportunities, this home has it all! Don't miss outâ€"contact us today for a private showing!

Built in 1978

Essential Information

MLS® # A2206806 Price \$599,400

Bedrooms 6

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,488

Acres 0.07

Year Built 1978

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 111 Pinemill Mews Ne

Subdivision Pineridge
City Calgary
County Calgary
Province Alberta

Postal Code T1Y4R6

Amenities

Parking Spaces 5

Parking Off Street

Interior

Interior Features See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling Other Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Exterior Entry, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features Fire Pit, Private Entrance, Private Yard, Other

Lot Description Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Private, Rectangular

Lot, See Remarks, City Lot

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed March 29th, 2025

Days on Market 169

Zoning RC-G

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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