

# \$595,500 - 236 Pinetree Road Ne, Calgary

MLS® #A2207952

## \$595,500

5 Bedroom, 3.00 Bathroom, 1,133 sqft

Residential on 0.01 Acres

Pineridge, Calgary, Alberta

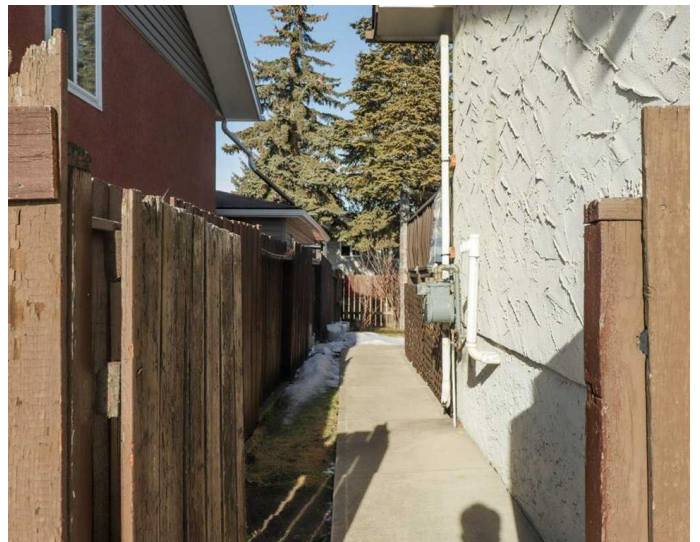
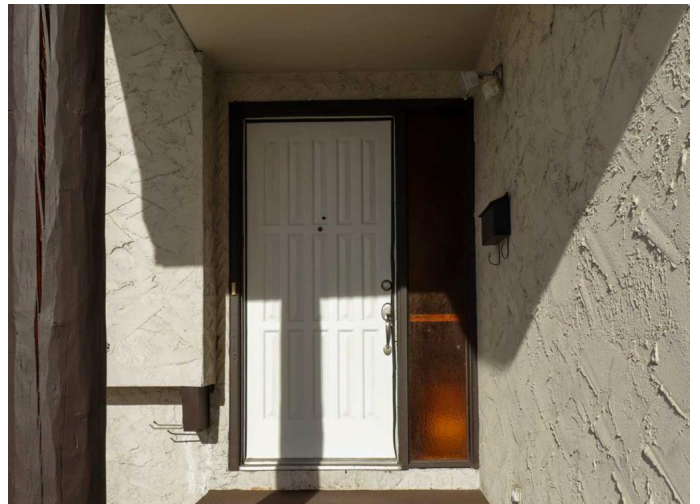
**Stunning 3-Level Split with Walk-Up Basement and Incredible Potential!**

This beautiful 3-level split property offers a fantastic opportunity for a variety of living arrangements. Featuring a walk-up basement with a separate entry, the basement is a full suite (illegal) that can be used for rental income, as a personal space, or for extended family. The possibilities are endless!

Situated on a large RCG lot, this property presents future development opportunities, including the potential to construct a secondary home.

The main floor boasts 3 spacious bedrooms, including a master bedroom with a 2-piece ensuite. The large living room features a charming wood fireplace, and the renovated kitchen opens to a good-sized dining area. You'll also find a fully renovated 4-piece bathroom, providing everything you need for comfortable living.

The basement is designed with a separate kitchen, dining area, and living room along with 2 generous-sized bedrooms, a laundry area, and a 3-piece bathroom—ideal for a mortgage helper or additional living space. Additional features include an oversized double garage (heated), plenty of parking on the expansive driveway, and no neighbors across the street. The location offers easy access to shopping, major routes, and amenities, and the home is equipped with a relatively new furnace, roof, and stucco exterior.



This home is calling your nameâ€”donâ€™t miss out! Pick up the phone and schedule your viewing today!

Built in 1975

**Essential Information**

MLS® #	A2207952
Price	\$595,500
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,133
Acres	0.01
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	T1Y 1K3

**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 Hood Fan, 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	April 2nd, 2025
Days on Market	38
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.