

# \$449,900 - 406 Pinehill Road Ne, Calgary

MLS® #A2198656

## \$449,900

3 Bedroom, 2.00 Bathroom, 838 sqft  
Residential on 0.08 Acres

Pineridge, Calgary, Alberta

This beautifully maintained bi-level home in Pineridge is a must-see! Updated windows, doors, washer, and dryer in 2022, this home has been well cared for. The renovated main level offers two spacious bedrooms and a 4-piece bath, while the lower level features an illegal suite with one bedroom, a 4-piece bath, a kitchen, and a living room, perfect for extended family or rental potential. Facing a field with open views and located near a school, this home is in a prime location. The huge backyard is ideal for entertaining and includes a storage shed for extra space. Pineridge is a fantastic community with parks, schools, shopping, and easy access to major roads. Don't miss out, book your showing today!

Built in 1976

### Essential Information

MLS® #	A2198656
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	838
Acres	0.08
Year Built	1976
Type	Residential
Sub-Type	Semi Detached



Style Side by Side, Bi-Level  
Status Active

### Community Information

Address 406 Pinehill Road Ne  
Subdivision Pineridge  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T1Y 2M6

### Amenities

Parking Spaces 4  
Parking Off Street, Parking Pad

### Interior

Interior Features Central Vacuum, No Animal Home, No Smoking Home, Storage, Vinyl Windows  
Appliances Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Stove(s), Washer  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full, Suite

### Exterior

Exterior Features Balcony, Storage  
Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Private, Rectangular Lot  
Roof Asphalt Shingle  
Construction Concrete, Wood Frame, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed March 13th, 2025  
Days on Market 19  
Zoning R-CG

### Listing Details

Listing Office Greater Property Group

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.