

# \$442,000 - 119 Pinecliff Way Ne, Calgary

MLS® #A2235722

**\$442,000**

3 Bedroom, 1.00 Bathroom, 817 sqft

Residential on 0.11 Acres

Pineridge, Calgary, Alberta

Investors & Handymen Alert in Pineridge! This detached home sits on a spacious ~46x100ft rectangular lot with sought-after R-CG zoning, offering huge potential for future development—whether it's backyard suites, semi-detached homes, or multi-unit infills. Perfect for first-time buyers, builders, or renovators, the property is a blank canvas full of opportunity, priced to sell and ready for someone to unlock its value with a little care and vision.

Enjoy a large insulated double garage, ample RV and off-street parking, a quiet, tree-lined street, and paved back lane access. The sunny west-facing backyard is ideal for entertaining or expansion, while the east-facing front welcomes natural morning light. Located in the heart of Pineridge, you're just minutes from schools, Village Square Leisure Centre, shopping, transit, parks, and more. No condo fees or HOA—just affordable ownership with long-term upside in a mature, amenity-rich community.

Built in 1978

## Essential Information

MLS® #                   A2235722

Price                     \$442,000

Bedrooms             3



Bathrooms	1.00
Full Baths	1
Square Footage	817
Acres	0.11
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### **Community Information**

Address	119 Pinecliff Way Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 3X2

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, Oversized, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Partially Finished

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Few Trees, No Neighbours Behind, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 30th, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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