

**114 Pinemont Bay NE**  
**Calgary, Alberta**

**MLS # A2224876**



**\$279,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	508 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Private, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 295
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Open Floorplan, Primary Downstairs, See Remarks		

<b>Inclusions:</b>	Some furniture negotiable
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One of the best locations in the complex, this beautifully updated bi-level townhome offers almost 1,000 sqft of functional living space—all at one of the lowest condo fees in the area. Step inside and immediately feel the charm of vaulted cedar-beamed ceilings, an open-concept living and dining area, and a cozy fireplace, evoking the ambiance of a mountain retreat. This home boasts many upgrades throughout including new vinyl plank flooring, light fixtures, paint and the bright renovated kitchen with a sunny window overlooking the fully fenced private yard. Entertain or relax on your west facing private deck, perfect for summer evenings. A few steps down you will find two spacious bedrooms with large windows that let in plenty of natural light, storage and a private laundry area. Added bonuses include a cherry tree in your backyard, barn-style door to updated full bathroom and a large storage area under the stairs. Enjoy a fully fenced backyard close to huge green space, assigned parking with plug in just steps away, and ample visitor parking. The complex saw major upgrades including a new roof (2019) and stucco repairs (2024), adding long-term value and peace of mind. You're just minutes from everything: schools, shopping, parks, Village Square Leisure Centre, transit (bus & LRT), the Peter Lougheed Centre, and quick access to Stoney Trail and TransCanada Highway for easy city-wide travel. Whether you're a first-time buyer or savvy investor, this home is a rare find. Some furniture is negotiable.