

219 Pinemill Road NE
Calgary, Alberta

MLS # A2254409



\$549,000

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,218 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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On the best street in Pineridge, this large bungalow is over 1200 sq ft and the perfect floor-plan for an investor or homeowner who would like to build a secondary suite downstairs (subject to municipal approval - zoned R-CG). Upstairs you find hardwood floors, a primary bedroom with a 2 piece ensuite and A/C, as well as a huge 2nd bedroom. The large kitchen has granite counters, hardwood custom cabinets, a gas cooktop, wall oven and a built in microwave. A perfect layout for those who love to cook. A sunroom with a screened back porch make this one perfect for those looking for some extra space. Downstairs you'll find partially developed with a 3 piece bath. This house has great bones and is perfect for someone with some basic skills to build some sweat equity. In the south facing back yard you'll find an amazing patio as well as an oversized, heated double garage with a heated loft above that would make an ideal workspace, hobby room or gym. Schools, parks, shopping and a leisure centre all short walk away.