

**107 Pinemont Bay NE  
Calgary, Alberta****MLS # A2276905****\$259,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Pineridge  |               |                   |
| <b>Type:</b>     | Residential/Other  |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 528 sq.ft.   | <b>Age:</b>   | 1975 (51 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Stall  |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, Level |               |                   |

|                    |                        |                   |        |
|--------------------|------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle        | <b>Condo Fee:</b> | \$ 302 |
| <b>Basement:</b>   | Full                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame             | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete        | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings          |                   |        |
| <b>Inclusions:</b> | All existing furniture |                   |        |

Stop paying your rent and start building your own equity! This is the opportunity you have been waiting for—a beautiful END UNIT with 1,000+ sq ft of living space that serves as the perfect starter home. Offering two generous bedrooms and a bright, open floor plan, this residence feels incredibly airy thanks to its high ceilings and an abundance of natural light. You will enjoy the ultimate convenience of en-suite laundry and assigned parking, while the private backyard provides a peaceful sanctuary to relax and escape the hustle and bustle of city life. Situated with easy access to dining, shopping, transit, and parks, this home offers everything a first-time buyer needs to transition from renting to owning. Don't miss your chance to secure your future in a home that has it all; the only thing missing is you!