

# \$535,000 - 130 Pinemeadow Road Ne, Calgary

MLS® #A2232348

**\$535,000**

5 Bedroom, 2.00 Bathroom, 1,100 sqft  
Residential on 0.08 Acres

Pineridge, Calgary, Alberta

OPEN HOUSE SUNDAY JULY 13th ( 2PM - 4PM) 130 Pine Meadow Rd. NE â€“ Spacious Corner Lot Duplex with Basement rental Potential!

Welcome to this well-maintained 5-bedroom, 2-bathroom duplex located on a fully fenced corner lot in a quiet, family-friendly neighbourhood of Pineridge . With over 2,100 sq ft of total living space, this property is perfect for families, investors, or those seeking a mortgage helper with separate basement access.

Step into the main level featuring a sunken living room that offers a cozy and spacious gathering area, flowing into a formal dining room. The adjacent kitchen offers ample cabinetry and workspace. Down the hallway, you'll find three generous bedrooms, including a bright and comfortable primary bedroom, and a full 4-piece bathroom.

The basement has a separate entrance, making it an excellent option for a rental unit. It includes a fully equipped kitchen, a large living room, two additional spacious bedrooms, and another full 4-piece bathroom.

Enjoy the low-maintenance, fully concrete backyard, perfect for entertaining or relaxing, with designated space for gardening. A storage shed and an oversized, insulated, and drywalled garage provide added convenience



for all seasons.

Located within walking distance to parks, schools, and a nearby commercial strip just 8 minutes walk away, this home is a perfect blend of space, function, and location.

Built in 1980

**Essential Information**

MLS® #	A2232348
Price	\$535,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	0.08
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	130 Pinemeadow Road Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4N9

**Amenities**

Parking Spaces	1
Parking	Garage Door Opener, Garage Faces Rear, Oversized, Insulated, Single Garage Detached
# of Garages	1

**Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Separate Entrance,
-------------------	--

	Storage
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Mid Efficiency
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Corner Lot, Garden, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 18th, 2025
Days on Market	25
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.