

# \$399,900 - 40 Pinecliff Close Ne, Calgary

MLS® #A2256787

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,119 sqft

Residential on 0.05 Acres

Pineridge, Calgary, Alberta

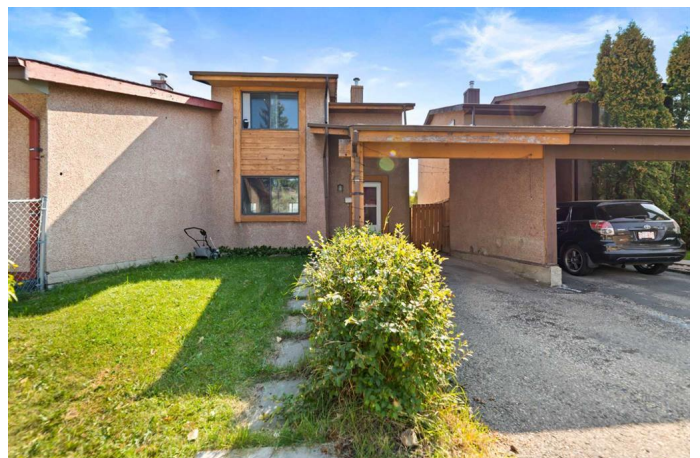
Welcome to this newly renovated 2-storey Duplex located in the desirable community of Pineridge! This duplex has just undergone a beautiful renovation, featuring fresh paint, stylish feature walls in every bedroom, upgraded tiles, and modernized washrooms offering a sleek, move-in ready look. Perfect for first-time buyers or investors, this home offers move-in ready convenience with room to add your personal touch. Recent light updates provide a great foundation, while the spacious yard is ideal for outdoor living, gardening, or entertaining. While you enter the main floor you will be greeted by huge living room, dining area, kitchen and 2 piece washroom. Upstairs you will find 3 bedrooms and one full washroom. Don't stop here step down to the basement which have huge rec area for private gatherings and ample of storage and laundry. Located close to both an elementary and junior high school, and surrounded by parks and green spaces, this home is perfect for growing families. With easy access to local amenities, transit, and major roadways, this is a smart investment in a family-friendly, established neighbourhood. Don't miss this opportunity—schedule your showing today!

Built in 1979

## Essential Information

MLS® #                      A2256787

Price                         \$399,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,119                  |
| Acres          | 0.05                   |
| Year Built     | 1979                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 40 Pinecliff Close Ne |
| Subdivision | Pineridge             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T1Y 4N5               |

### Amenities

|                |         |
|----------------|---------|
| Parking Spaces | 2       |
| Parking        | Carport |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                                 |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                      |
| Cooling           | None                                                                            |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Private Yard        |
| Lot Description   | Back Lane, City Lot |
| Roof              | Asphalt Shingle     |
| Construction      | Stucco, Wood Frame  |
| Foundation        | Poured Concrete     |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 50                   |
| Zoning         | M-C1 d75             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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