

306 PINESTREAM Place NE
Calgary, Alberta

MLS # A2155014



\$318,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Pineridge | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,107 sq.ft. | Age: | 1976 (48 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 320 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: .

Comfort // Affordability // Convenience // Functionality // Quick Possession!! Welcome to this charming 2-bedroom + den townhouse located in the heart of Pineridge with great curb appeal! Upstairs, you'll find 2 large bedrooms and 1 full bath. Brand new carpet throughout! Enjoy good views from both bedroom windows. The main floor features an open plan with a large kitchen, dining area, living room, and a 2-piece bath, all with plenty of natural light. The fully finished basement includes a large family room, a den/office, another full bath, and a small kitchenette with a fridge and sink. Brand new furnace // Brand new hot water tank // 2-year-old laundry! Stepping out the back door, the home backs onto a large green space with no rear neighbors. Out front, there is a conveniently located assigned parking stall, with additional stalls potentially available for rent. Close to all amenities, schools, parks, shopping, and the Village Square Leisure Centre... Great value!