

# \$408,800 - 402 Pinehill Road Ne, Calgary

MLS® #A2234356

**\$408,800**

3 Bedroom, 2.00 Bathroom, 1,067 sqft  
Residential on 0.08 Acres

Pineridge, Calgary, Alberta

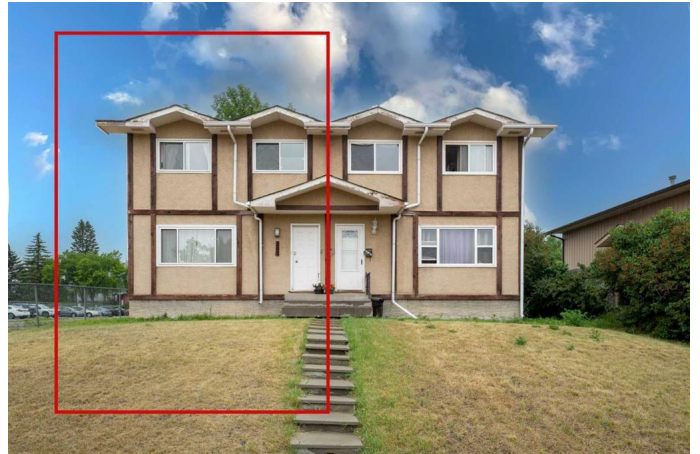
Charming and Versatile Duplex in  
Family-Friendly Pineridge

Hereâ€™s your chance to own a lovingly cared-for two-storey duplex on a desirable corner lot in the established community of Pineridge! Whether you're a first-time buyer or looking for a smart investment, this home offers comfort, potential, and an unbeatable value.

Step inside to a bright and roomy main floor that welcomes you with a generous living areaâ€”perfect for relaxing or entertaining. The kitchen offers ample space for a dining table and still leaves room to make it your own. A convenient 2-piece powder room completes the main level.

Upstairs, youâ€™ll find three spacious bedrooms and a full 4-piece bathroom, ideal for family living or guest accommodations. The fully finished basement adds even more functional space with a large rec roomâ€”perfect for games, movie nights, or family gatheringsâ€”as well as a sizeable laundry and storage area.

Step outside into a fully fenced backyard designed for enjoyment, featuring a large deck complete with a gazeboâ€”your own private space for hosting BBQs, relaxing, or gardening. There are three parking stalls behind the fence in the backyard with back



alley access.

With both elementary and junior high schools just a short walk away and several nearby parks, including the Village Square Rec Center, this location is perfect for growing families. Don't miss this affordable opportunity in a welcoming, well-connected neighbourhoodâ€”schedule your showing today!

Built in 1975

**Essential Information**

MLS® #	A2234356
Price	\$408,800
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,067
Acres	0.08
Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	402 Pinehill Road Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2M6

**Amenities**

Parking Spaces	3
Parking	Off Street, Stall

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	City Lot, Corner Lot, Front Yard, Rectangular Lot, Sloped, Street Lighting, Cleared, Yard Drainage
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	9
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	CIR Realty
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