\$625,000 - 111 Pinemill Mews Ne, Calgary

MLS® #A2206806

\$625,000

6 Bedroom, 3.00 Bathroom, 1,488 sqft Residential on 0.07 Acres

Pineridge, Calgary, Alberta

Welcome to this bright and spacious
6-bedroom, 2.5-bathroom detached home
in the heart of **Pineridge**! This **2-storey
property** offers plenty of space for families,
investors, or those looking for **rental income
with future development potential**.

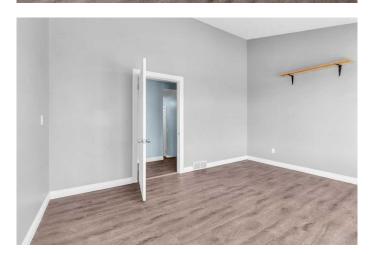
The **main floor** features a warm and inviting **living room**, along with an additional **family room complete with a cozy fireplace**â€"perfect for relaxing or entertaining. A **functional kitchen** with ample space flows into the **dining area**, making family meals and gatherings easy. A **convenient half-bath** completes this level.

Upstairs, the **second floor** boasts **three spacious bedrooms**, including a **primary bedroom with a walk-in closet**. This level provides plenty of comfort for a growing family. Upper floor has a spacious 4 pc bathroom. The **newly finished basement ** (with **secondary legal suite permits applied for**) adds fantastic **rental potential**, featuring **three additional bedrooms, an open-concept kitchen and living area, a full bathroom, and a separate entrance with its own laundry**.

Outside, the home offers a **huge backyard with a deck**, perfect for summer BBQs and outdoor enjoyment. Situated on a **corner RC-G lot**, the property also provides **future development potential**. Adding to its appeal, the home is currently **rented with positive







cash flow**, with the **main house leased at \$2,930/month** and the **basement leased at \$1,690/month**, exclusive of utilities.

This fantastic property is ideally located near
**Village Square Shopping Centre, the public
library, Lester B. Pearson High School, and
several primary and middle schools**, making
it a convenient and family-friendly location.
With **easy access to the Trans-Canada
Highway**, commuting is a breeze. Whether
you're looking for a spacious home, an
investment property, or future development
opportunities, this home has it all! **Don't miss
outâ€"contact us today for a private showing!**

Built in 1978

Essential Information

MLS® # A2206806 Price \$625,000

Bedrooms 6

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,488

Acres 0.07

Year Built 1978

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 111 Pinemill Mews Ne

Subdivision Pineridge
City Calgary
County Calgary

Province Alberta

Postal Code T1Y4R6

Amenities

Parking Spaces

Parking Off Street

Has Pool Yes

Interior

Interior Features See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

5

Cooling Other Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Exterior Entry, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features Fire Pit, Other, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Corner Lot, Cul-De-Sac, Private,

Rectangular Lot, See Remarks

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed March 29th, 2025

Days on Market 6

Zoning RC-G

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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