172 Pinehill Road NE
Calgary, Alberta

MLS # A2287889

$369,000

Division:	Pineridge
Type:	Residential/Duplex
Style:	2 Storey, Attached-Side by Side

Size:	1,036 sq.ft.	**Age:**	1975 (51 yrs old)
Beds:	4	**Baths:**	2 full / 1 half

Garage:	Additional Parking, Double Garage Detached, Garage Door Opener, On Stree
Lot Size:	0.09 Acre
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Private

Heating:	Central, Forced Air		**Water:**	-
Floors:	Carpet, Linoleum, Tile		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full		**LLD:**	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame		**Zoning:**	R-CG
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Bidet, No Smoking Home, Open Floorplan			

Inclusions:	Outdoor Storage Shed

Welcome to this semi-detached (half duplex), a solid family home situated on a large corner lot offering 4 bedrooms, 2.5 bathrooms, and a double car garage. The home features a developed basement, covered deck, private fenced yard, and potential RV parking. Ideally located in the established community of Pineridge, this property offers easy access to major routes including 52 Street NE, 68 Street NE, 16 Avenue, and Stoney Trail for convenient commuting across Calgary. It is within walking distance to the Pineridge Community Association and directly across from Pineridge Plaza, providing easy access to restaurants, a doctor’s clinic, dentist, pharmacy, convenience store, and day care. Families will appreciate the short walk to nearby schools such as Pineridge School, Saint Patrick School, and Douglas Harkness School, making daily school runs simple and convenient. Village Square Mall and Village Square Leisure Centre are just minutes away, offering additional shopping, dining, fitness, and aquatic facilities. While some updates are needed, major components have been updated: Hot Water Tank (2024), Furnace (2021), and Roof (2014). This home offers strong potential, making it an excellent opportunity for families or investors.