

\$450,000 - 8 Pinelore Place Ne, Calgary

MLS® #A2253394

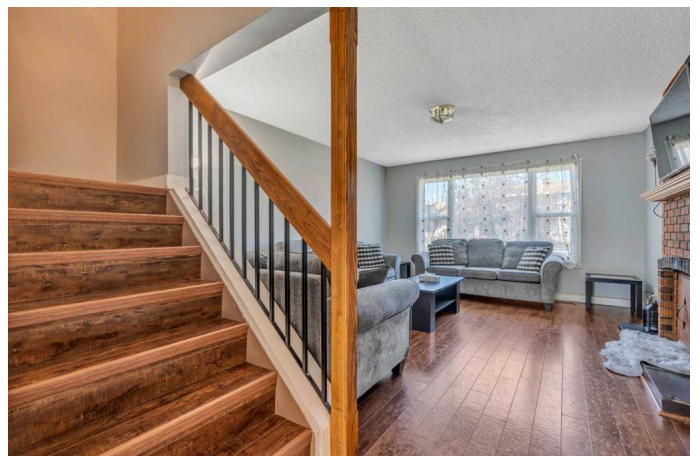
\$450,000

3 Bedroom, 2.00 Bathroom, 1,217 sqft

Residential on 0.08 Acres

Pineridge, Calgary, Alberta

VERY WELL KEPT | QUIET CUL-DE-SAC | FULLY FINISHED | OVERSIZED LOT | OVERSIZED DOUBLE GARAGE WITH 10'™ CEILINGS | PAVED BACK LANE | SOUTH BACKYARD Nestled on a quiet cul-de-sac in the heart of Pineridge, this semi-detached home combines thoughtful updates with family comfort and investor appeal. A welcoming front pathway leads inside to a spacious living room featuring an oversized window that fills the space with natural light and a cozy brick surround wood burning fireplace, perfect for gathering together on cool winter evenings. Updated flooring and a neutral colour palette create a move-in ready backdrop throughout the main level. The bright eat-in kitchen offers white cabinetry, a stainless steel fridge with water and ice dispenser and a large window overlooking the sunny backyard. An adjacent dining room sets the stage for family meals and entertaining with sliding patio doors extending the space onto an enclosed deck for barbeques and relaxed weekends. A tucked away powder room is conveniently located as you head downstairs. Upstairs, 3 spacious bedrooms provide restful retreats filled with natural light, complemented by a 4-piece bathroom. The fully finished basement expands your living space with a large rec room ideal for movies, game nights or a home gym, plus a built-in desk area for work, study or creative projects. Ample storage keeps everything organized. Outdoors, a



south-facing backyard offers room to play, garden and gather around a firepit on summer nights. Garden beds and grassy space make it both functional and inviting for families. A pathway leads to the oversized detached garage with 10' ceilings and access to the paved back lane. Location is unmatched with Pineridge School, Saint Patrick School and Clarence Sansom School all within walking distance, along with transit, Village Square Leisure Centre, shops, and restaurants. Sundridge Mall and the C-Train station are just a quick drive, ensuring excellent convenience and accessibility. This well-cared-for home is an outstanding opportunity for families seeking space and community or investors looking for a property with strong long-term appeal.

Built in 1977

Essential Information

MLS® #	A2253394
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,217
Acres	0.08
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	8 Pinelore Place Ne
Subdivision	Pineridge
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T1Y 3V8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized, Paved
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Paved
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	13
Zoning	R-CG

Listing Details

Listing Office	LPT Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.