

# \$549,000 - 219 Pinemill Road Ne, Calgary

MLS® #A2254409

**\$549,000**

3 Bedroom, 3.00 Bathroom, 1,218 sqft

Residential on 0.12 Acres

Pineridge, Calgary, Alberta

On the best street in Pineridge, this large bungalow is over 1200 sq ft and the perfect floor-plan for an investor or homeowner who would like to build a secondary suite downstairs (subject to municipal approval - zoned R-CG). Upstairs you find hardwood floors, a primary bedroom with a 2 piece ensuite and A/C, as well as a huge 2nd bedroom. The large kitchen has granite counters, hardwood custom cabinets, a gas cooktop, wall oven and a built in microwave. A perfect layout for those who love to cook. A sunroom with a screened back porch make this one perfect for those looking for some extra space. Downstairs you'll find partially developed with a 3 piece bath. This house has great bones and is perfect for someone with some basic skills to build some sweat equity. In the south facing back yard you'll find an amazing patio as well as an oversized, heated double garage with a heated loft above that would make an ideal workspace, hobby room or gym. Schools, parks, shopping and a leisure centre all short walk away.

Built in 1975

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2254409  |
| Price     | \$549,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,218       |
| Acres          | 0.12        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 219 Pinemill Road Ne |
| Subdivision | Pineridge            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T1Y 2E1              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                           |
| Appliances        | Dishwasher, Gas Cooktop, Microwave Hood Fan, Oven-Built-In, Washer/Dryer, Wall/Window Air Conditioner |
| Heating           | Forced Air                                                                                            |
| Cooling           | Wall Unit(s)                                                                                          |
| Fireplace         | Yes                                                                                                   |
| # of Fireplaces   | 2                                                                                                     |
| Fireplaces        | Wood Burning                                                                                          |
| Has Basement      | Yes                                                                                                   |
| Basement          | Full, Partially Finished                                                                              |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 12                  |
| Zoning         | R-CG                |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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