

# \$284,400 - 105 Pinemont Bay Ne, Calgary

MLS® #A2245265

**\$284,400**

2 Bedroom, 1.00 Bathroom, 526 sqft

Residential on 0.00 Acres

Pineridge, Calgary, Alberta

FULLY RENOVATED!! BACKING ONTO PATHWAY!! FUNCTIONAL LAYOUT WITH OVER 900 SQFT OF LIVING SPACE!! GREAT LOCATION CLOSE TO EVERYTHING!! This thoughtfully designed unit offers incredible value, with a bright and open main floor featuring a spacious kitchen with new appliances, dining area, cozy living room with FIREPLACE, and a full 4-piece bathroom—all on one level! The dining area walks out to a PRIVATE BACK DECK—perfect for enjoying morning coffee or summer BBQs. Downstairs, you'll find TWO WELL-SIZED BEDROOMS, offering comfort and privacy with great natural light and ample closet space. Whether you're a first-time buyer, downsizer, or investor, this home checks all the boxes. Enjoy the convenience of being just minutes from SCHOOLS, PARKS, SHOPPING, transit, and with easy access to STONEY TRAIL and TRANS-CANADA HWY for smooth commutes anywhere in the city. AFFORDABLE, WELL-LOCATED, AND MOVE-IN READY—THIS IS ONE YOU DON'T WANT TO MISS!!

Built in 1975

## Essential Information

MLS® # A2245265

Price \$284,400



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 526           |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 105 Pinemont Bay Ne |
| Subdivision | Pineridge           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T1Y 2V7             |

### **Amenities**

|                |         |
|----------------|---------|
| Amenities      | Parking |
| Parking Spaces | 1       |
| Parking        | Stall   |

### **Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Open Floorplan, Master Downstairs                       |
| Appliances        | Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | Central Air                                             |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Wood Burning                                            |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### **Exterior**

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Other                   |
| Lot Description   | Landscaped, See Remarks |
| Roof              | Asphalt Shingle         |

|              |                 |
|--------------|-----------------|
| Construction | Brick, Stucco   |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 22               |
| Zoning         | M-C1             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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