

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

MLS® #A2206806

\$625,000

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

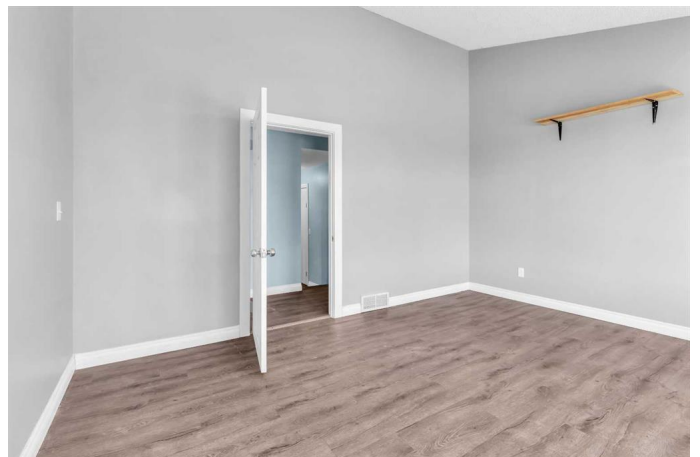
Pineridge, Calgary, Alberta

Welcome to this bright and spacious 6-bedroom, 2.5-bathroom detached home in the heart of PINERIDGE! This 2 STOREY HOME 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—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 3 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) adds fantastic RENTAL INCOME, featuring 3 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 out! 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 5
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
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 8
Zoning RC-G

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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