

# \$609,000 - 111 Pinemill Mews Ne, Calgary

MLS® #A2206806

**\$609,000**

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

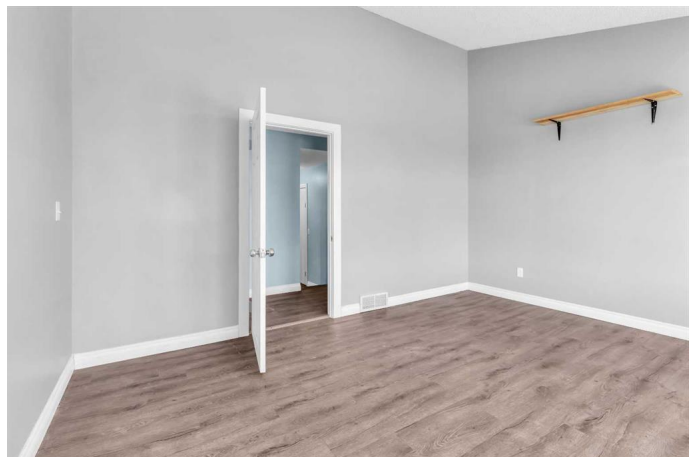
Pineridge, Calgary, Alberta

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	\$609,000
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 Other, Private Entrance, Private Yard, Fire Pit  
Lot Description Back Lane, Back Yard, Cul-De-Sac, Private, Rectangular Lot, See Remarks, City Lot, Corner Lot  
Roof Asphalt Shingle  
Construction Wood Frame, Wood Siding  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 29th, 2025  
Days on Market 25  
Zoning RC-G

### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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