

\$599,400 - 111 Pinemill Mews Ne, Calgary

MLS® #A2206806

\$599,400

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.

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 lot with RC-G Zoning. 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 outâ€”contact us today for a private showing!

Built in 1978

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2206806 |
| Price | \$599,400 |
| 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 |

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 29th, 2025 |
| Days on Market | 88 |
| Zoning | RC-G |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
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