

# \$565,000 - 130 Pinemeadow Road Ne, Calgary

MLS® #A2232348

**\$565,000**

5 Bedroom, 2.00 Bathroom, 1,100 sqft  
Residential on 0.08 Acres

Pineridge, Calgary, Alberta

Open house Sunday June 22 (2PM-4PM) 130  
Pine Meadow Rd. NE " Spacious Corner Lot  
Duplex with Basement rental Potential!

Welcome to this well-maintained 5-bedroom, 2-bathroom duplex located on a fully fenced corner lot in a quiet, family-friendly neighbourhood of Pineridge . With over 2,100 sq ft of total living space, this property is perfect for families, investors, or those seeking a mortgage helper with separate basement access.

Step into the main level featuring a sunken living room that offers a cozy and spacious gathering area, flowing into a formal dining room. The adjacent kitchen offers ample cabinetry and workspace. Down the hallway, you'll find three generous bedrooms, including a bright and comfortable primary bedroom, and a full 4-piece bathroom.

The basement has a separate entrance, making it an excellent option for a rental unit. It includes a fully equipped kitchen, a large living room, two additional spacious bedrooms, and another full 4-piece bathroom.

Enjoy the low-maintenance, fully concrete backyard, perfect for entertaining or relaxing, with designated space for gardening. A storage shed and an oversized, insulated, and drywalled garage provide added convenience for all seasons.



Located within walking distance to parks, schools, and a nearby commercial strip just 8 minutes walk away, this home is a perfect blend of space, function, and location.

Built in 1980

### **Essential Information**

MLS® #	A2232348
Price	\$565,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	0.08
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	130 Pinemeadow Road Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4N9

### **Amenities**

Parking Spaces	1
Parking	Garage Door Opener, Garage Faces Rear, Insulated, Oversized, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Storage
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Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Mid Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Corner Lot, Garden, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 18th, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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