

# \$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 | 154              |
| Zoning         | RC-G             |

### Listing Details

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

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