

# \$408,800 - 402 Pinehill Road Ne, Calgary

MLS® #A2234356

**\$408,800**

3 Bedroom, 2.00 Bathroom, 1,067 sqft  
Residential on 0.08 Acres

Pineridge, Calgary, Alberta

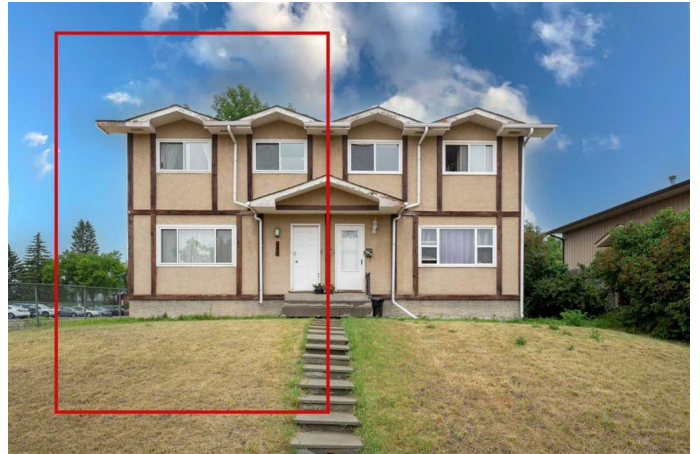
Charming and Versatile Duplex in  
Family-Friendly Pineridge

Hereâ€™s your chance to own a lovingly cared-for two-storey duplex on a desirable corner lot in the established community of Pineridge! Whether you're a first-time buyer or looking for a smart investment, this home offers comfort, potential, and an unbeatable value.

Step inside to a bright and roomy main floor that welcomes you with a generous living areaâ€”perfect for relaxing or entertaining. The kitchen offers ample space for a dining table and still leaves room to make it your own. A convenient 2-piece powder room completes the main level.

Upstairs, youâ€™ll find three spacious bedrooms and a full 4-piece bathroom, ideal for family living or guest accommodations. The fully finished basement adds even more functional space with a large rec roomâ€”perfect for games, movie nights, or family gatheringsâ€”as well as a sizeable laundry and storage area.

Step outside into a fully fenced backyard designed for enjoyment, featuring a large deck complete with a gazeboâ€”your own private space for hosting BBQs, relaxing, or gardening. There are three parking stalls behind the fence in the backyard with back



alley access.

With both elementary and junior high schools just a short walk away and several nearby parks, including the Village Square Rec Center, this location is perfect for growing families. Don't miss this affordable opportunity in a welcoming, well-connected neighbourhoodâ€”schedule your showing today!

Built in 1975

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2234356               |
| Price          | \$408,800              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,067                  |
| Acres          | 0.08                   |
| Year Built     | 1975                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 402 Pinehill Road Ne |
| Subdivision | Pineridge            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T1Y 2M6              |

**Amenities**

|                |                   |
|----------------|-------------------|
| Parking Spaces | 3                 |
| Parking        | Off Street, Stall |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | City Lot, Cleared, Corner Lot, Front Yard, Rectangular Lot, Street Lighting, Sloped, Yard Drainage |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 19              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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