40 Pinecliff Close NE

Calgary | Active | MLS® A2349016

$349,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1979**	**1,118.89 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Welcome to this newly renovated 2-storey Duplex located in the desirable community of Pineridge! This duplex has just undergone a beautiful renovation, featuring fresh paint, stylish feature walls in every bedroom, upgraded tiles, and modernized washrooms offering a sleek, move-in ready look. Perfect for first-time buyers or investors, this home offers move-in ready convenience with room to add your personal touch. Recent light updates provide a great foundation, while the spacious yard is ideal for outdoor living, gardening, or entertaining. While you enter the main floor you will be greeted by huge living room, dining area, kitchen and 2 piece washroom. Upstairs you will find 3 bedrooms and one full washroom. Don’t stop here step down to the basement which have huge rec area for private gatherings and ample of storage and laundry. Located close to both an elementary and junior high school, and surrounded by parks and green spaces, this home is perfect for growing families. With easy access to local amenities, transit, and major roadways, this is a smart investment in a family-friendly, established neighbourhood. Don't miss this opportunity-schedule your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349016
Bedrooms	3
Bathrooms	2
Year Built	1979
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,118.89 sq. ft.
Main Level Finished Area:	574.46 sq. ft.

Upper Level Finished Area:	544.43 sq. ft.
Below Grade Finished Area:	532.51 sq. ft.
Acreage:	No
Lot Area:	2,002 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Unit Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	1979 (Age: 47)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7810975
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Carport
Parking Covered:	1
Parking Places:	2
Parking Total/Covered:	2 / 1
Laundry Features:	In Unit
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Pineridge
Appliances:	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Dining Room · 9'8" × 8'9" ·
Main Floor	Foyer · 6'7" × 3'8" ·
Main Floor	Kitchen · 11'7" × 9'11" ·
Main Floor	Living Room · 18'7" × 10'11" ·
Upper Level	Bedroom · 11'6" × 8'8" ·
Upper Level	Bedroom · 8'11" × 8'2" ·
Upper Level	Bedroom - Primary · 15'3" × 11' ·
Basement	Laundry · 11'4" × 8'6" ·
Basement	Game Room · 23'3" × 10'8" ·

Basement	Storage · 4'5" × 3'5" ·
Basement	Furnace/Utility Room · 11'11" × 5'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, City Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-C1 d75
Listed Date:	Sep 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/40-pinecliff-close-ne-calgary-a2349016/

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