

\$549,500 - 236 Pinetree Road Ne, Calgary

MLS® #A2246149

\$549,500

5 Bedroom, 3.00 Bathroom, 1,221 sqft

Residential on 0.11 Acres

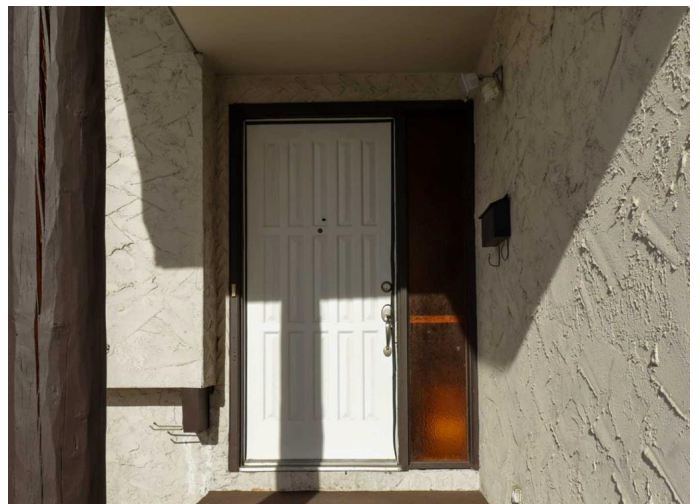
Pineridge, Calgary, Alberta

Welcome to this beautifully maintained 3-level split home, offering exceptional versatility and investment potential. Set on a spacious RCG-zoned lot, this property is perfect for homeowners, investors, or developers alike—with potential for future redevelopment, including the addition of a secondary dwelling. The main floor features a bright and inviting layout with three spacious bedrooms, including a primary suite with a 2-piece ensuite, a renovated 4-piece bathroom, a cozy living room with a classic wood-burning fireplace, and a beautifully updated kitchen that flows seamlessly into the dining area. Downstairs, the walk-up basement with a private separate entrance is fully developed as an illegal suite—perfect for extended family or rental income. It includes two generous bedrooms, a 3-piece bathroom, a second kitchen, dedicated living and dining areas, plus a separate laundry area—ideal as a mortgage helper! Additional highlights:

Oversized heated double garage, Expansive driveway with 4 ample parking spaces for visitors, No neighbors directly across the street.

Conveniently located close to shopping, schools, major roadways, and public transit.

This property truly has it all—space, flexibility, and future potential. Whether you're looking for a family home with income potential or a prime development opportunity, this one is not to be missed. Call today to book your private showing!



RECENT UPDATES: BRAND NEW ROOF,
NEW SHEATHING, NEW INSULATION IN
ATTIC. BASEMENT BRAND NEW
FLOORING RENOVATED LAST MONTH
(JULY 2025).

Built in 1975

Essential Information

MLS® #	A2246149
Price	\$549,500
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,221
Acres	0.11
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	236 Pinetree Road Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y1K3

Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Central Vacuum, Pantry, High Ceilings, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

	Range Hood, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features	Dog Run, Private Yard, Garden, Private Entrance
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	65
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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