

# \$442,000 - 119 Pinecliff Way Ne, Calgary

MLS® #A2235722

**\$442,000**

3 Bedroom, 2.00 Bathroom, 817 sqft

Residential on 0.11 Acres

Pineridge, Calgary, Alberta

This detached home sits on a spacious ~46x100ft rectangular lot with sought-after R-CG zoning, offering huge potential for future development—whether it’s backyard suites, semi-detached homes, or multi-unit infills. Perfect for first-time buyers, builders, or renovators, the property is a blank canvas full of opportunity, priced to sell and ready for someone to unlock its value with a little care and vision. Investors & Handymen Special in Pineridge - BOOK YOUR SHOWINGS TODAY!

Enjoy a large insulated double garage, ample RV and off-street parking, a quiet, tree-lined street, and paved back lane access. The sunny west-facing backyard is ideal for entertaining or expansion, while the east-facing front welcomes natural morning light. Located in the heart of Pineridge, you’re just minutes from schools, Village Square Leisure Centre, shopping, transit, parks, and more. No condo fees or HOA—just affordable ownership with long-term upside in a mature, amenity-rich community.

Built in 1978

## Essential Information

MLS® # A2235722

Price \$442,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 817           |
| Acres          | 0.11          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 119 Pinecliff Way Ne |
| Subdivision | Pineridge            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T1Y 3X2              |

### Amenities

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                                 |
| Parking        | Heated Garage, Oversized, Double Garage Detached, Garage Faces Rear, Insulated, RV Access/Parking |
| # of Garages   | 2                                                                                                 |

### Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | See Remarks                        |
| Appliances        | See Remarks                        |
| Heating           | Forced Air, Natural Gas            |
| Cooling           | None                               |
| Has Basement      | Yes                                |
| Basement          | Finished, Full, Partially Finished |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Fire Pit                                                                        |
| Lot Description   | Back Lane, Back Yard, Few Trees, No Neighbours Behind, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                 |

|              |                 |
|--------------|-----------------|
| Construction | Stucco          |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 81              |
| Zoning         | R-CG            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.