



301 Pinemont Gate Calgary Alberta

\$259,900

Whether you're a first-time buyer looking for value or an investor seeking a turnkey rental, this charming bi-level end unit offers an incredible opportunity at an affordable price point. With 890 sq ft of finished living space, this property backs directly onto a green space and park -- a unique and desirable feature for tenants and owners alike. The upper level features an open layout with a cozy living room, wood-burning fireplace, vaulted ceilings with exposed beams, a functional kitchen, dining area, and a full 4-piece bathroom. Step out onto your private deck with stairs leading down to the green space -- perfect for relaxation or entertaining. Downstairs you'll find 2 bedrooms, laundry, and mechanical systems. The separate levels provide functionality and flexibility, the end unit location offers extra windows, more light, and added privacy -- all key selling points for renters. Located in the well-managed Pinemont Lane complex, this home is just minutes from the C-Train, Sunridge Mall, grocery stores, and major commuter routes like Stoney Trail and 16th Ave -- making it a prime rental location with easy access to transit and amenities. Low-maintenance, move-in ready, and priced to sell -- this is a smart addition to any investment portfolio. Contact your favourite realtor today for a private showing! (id:6769)

Bedroom 10.50 Ft x 10.33 Ft

Primary Bedroom 10.25 Ft x 13.67 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

Dining room 10.83 Ft x 11.75 Ft

Kitchen 11.75 Ft x 5.92 Ft

Living room 10.92 Ft x 14.50 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<https://ashleyadamsgroup.com/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net