



## 236 Pinetree Road Calgary Alberta

\$579,900

**\*\*Open House September 14, Sunday 11am- 2pm\*\*** 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). (id:6769)

Bedroom 11.67 Ft x 12.25 Ft  
Recreational, Games room 11.25 Ft x 19.08 Ft  
Bedroom 8.75 Ft x 10.00 Ft  
3pc Bathroom 7.17 Ft x 4.08 Ft  
Furnace 17.42 Ft x 6.58 Ft  
Kitchen 11.42 Ft x 14.25 Ft  
Living room 13.58 Ft x 17.25 Ft  
Dining room 21.17 Ft x 10.33 Ft

Kitchen 10.67 Ft x 7.92 Ft  
Primary Bedroom 10.67 Ft x 13.08 Ft  
Bedroom 10.83 Ft x 9.00 Ft  
Bedroom 8.75 Ft x 9.42 Ft  
4pc Bathroom 7.25 Ft x 5.00 Ft  
2pc Bathroom 4.67 Ft x 5.42 Ft  
Foyer 7.42 Ft x 9.42 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



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