

# \$625,000 - 111 Pinemill Mews Ne, Calgary

MLS® #A2206806

**\$625,000**

6 Bedroom, 3.00 Bathroom, 1,488 sqft  
Residential on 0.07 Acres

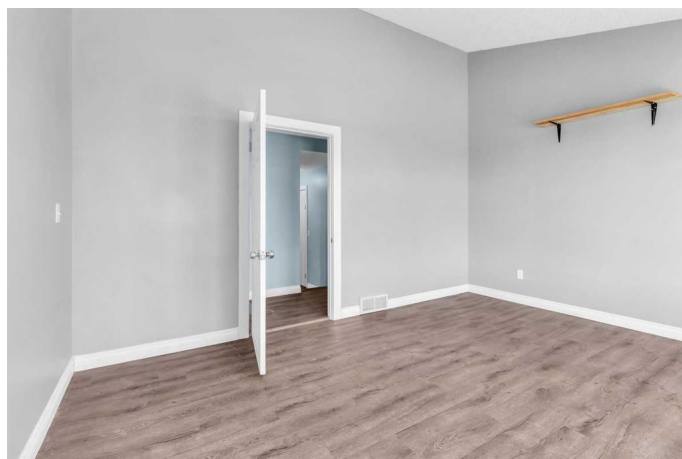
Pineridge, Calgary, Alberta

Welcome to this bright and spacious 6-bedroom, 2.5-bathroom detached home in the heart of PINERIDGE! This 2 STOREY HOME offers plenty of space for families, investors, or those looking for RENTAL INCOME WITH FUTURE DEVELOPMENT POTENTIAL.

The MAIN FLOOR features a warm and inviting LIVING ROOM, along with an additional family room complete with a cozy fireplace—perfect for relaxing or entertaining. A FUNCTIONAL KITCHEN with ample space flows into the dining area, making family meals and gatherings easy. A convenient half-bath completes this level.

Upstairs, the second floor boasts 3 SPACIOUS BEDROOMS, including a primary bedroom with a walk-in closet. This level provides plenty of comfort for a growing family. Upper floor has a spacious 4 pc bathroom. The newly finished basement (with secondary legal suite permits applied) adds fantastic RENTAL INCOME, featuring 3 additional bedrooms, an open-concept kitchen and living area, a full bathroom, and a separate entrance with its own laundry.

Outside, the home offers a huge backyard with a deck, perfect for summer BBQs and outdoor enjoyment. Situated on a corner RC-G lot, the property also provides future development potential. Adding to its appeal, the home is



currently rented with positive cash flow, with the (main house leased at \$2,930/month) and the (basement leased at \$1,690/month), exclusive of utilities.

This fantastic property is ideally located near Village Square Shopping Centre, the public library, Lester B. Pearson High School, and several primary and middle schools, making it a convenient and family-friendly location. With easy access to the Trans-Canada Highway, commuting is a breeze. Whether you're looking for a spacious home, an investment property, or future development opportunities, this home has it all! Don't miss out! Contact us today for a private showing!

Built in 1978

### **Essential Information**

MLS® #	A2206806
Price	\$625,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,488
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	111 Pinemill Mews Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta

Postal Code T1Y4R6

### **Amenities**

Parking Spaces 5  
Parking Off Street  
Has Pool Yes

### **Interior**

Interior Features See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s)  
Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer  
Heating Forced Air, Natural Gas  
Cooling Other  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Exterior Entry, Full, Suite, Walk-Up To Grade

### **Exterior**

Exterior Features Fire Pit, Other, Private Entrance, Private Yard  
Lot Description Back Lane, Back Yard, City Lot, Corner Lot, Cul-De-Sac, Private, Rectangular Lot, See Remarks  
Roof Asphalt Shingle  
Construction Wood Frame, Wood Siding  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 29th, 2025  
Days on Market 13  
Zoning RC-G

### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.