

# \$609,000 - 111 Pinemill Mews Ne, Calgary

MLS® #A2206806

**\$609,000**

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

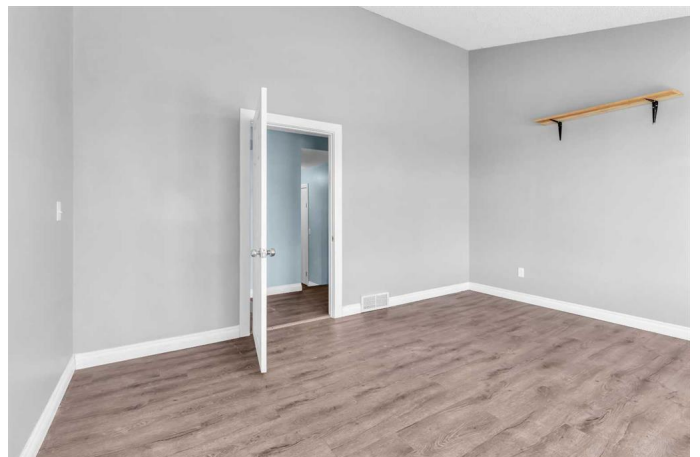
Pineridge, Calgary, Alberta

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 outâ€”contact us today for a private showing!

Built in 1978

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2206806    |
| Price          | \$609,000   |
| 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 31  
Zoning RC-G

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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