

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

MLS® #A2206806

**\$625,000**

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

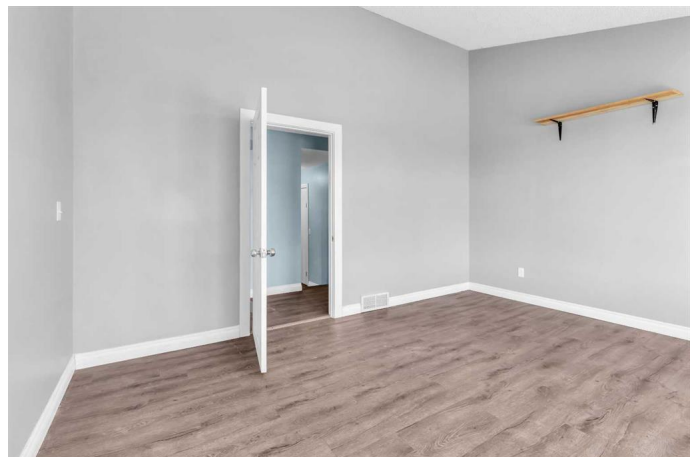
Pineridge, Calgary, Alberta

Welcome to this bright and spacious  
\*\*6-bedroom, 2.5-bathroom detached home\*\*  
in the heart of \*\*Pineridge\*\*! This \*\*2-storey  
property\*\* 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 \*\*three  
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 for\*\*)  
adds fantastic \*\*rental potential\*\*, featuring  
\*\*three 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	\$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	6
Zoning	RC-G

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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