

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

MLS® #A2206806

**\$625,000**

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

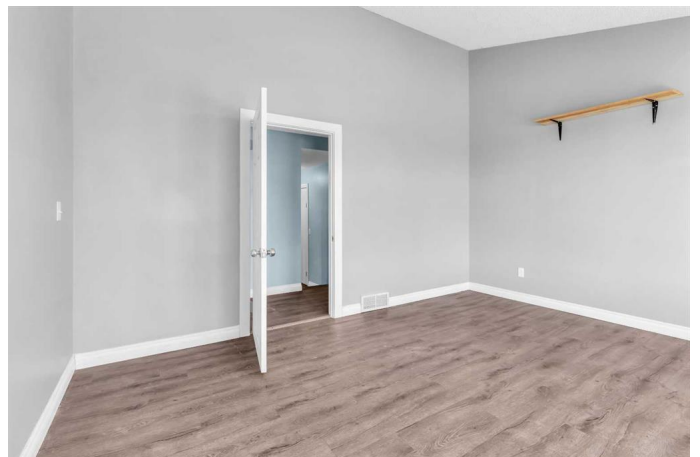
Pineridge, Calgary, Alberta

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	5
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.