

# \$374,999 - 3, 103 Pinehill Place Ne, Calgary

MLS® #A2266893

**\$374,999**

3 Bedroom, 2.00 Bathroom, 1,183 sqft

Residential on 0.02 Acres

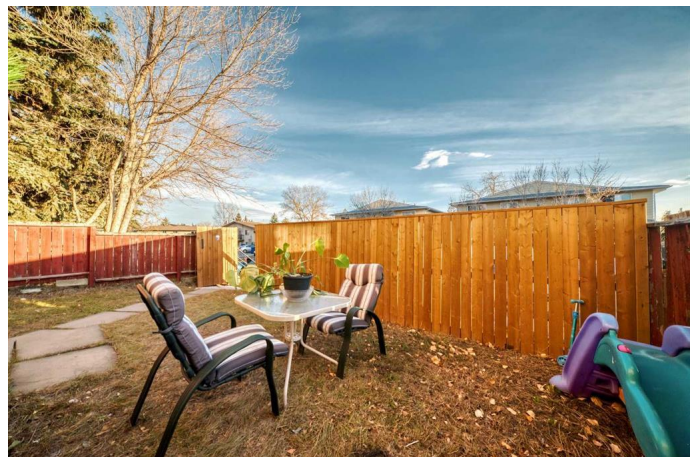
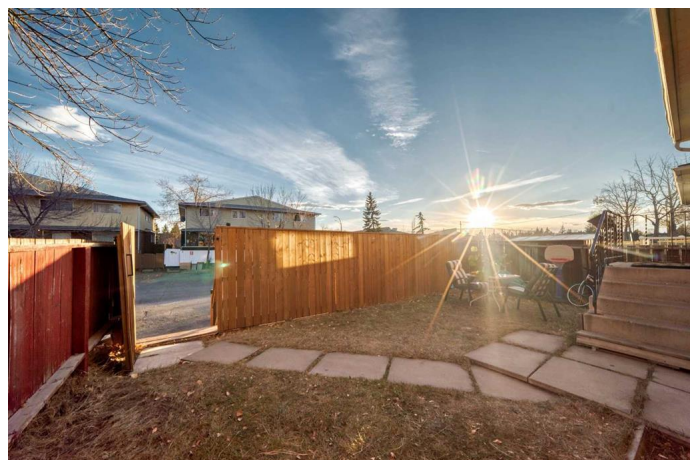
Pineridge, Calgary, Alberta

DONâ€™T MISS OUT ON THIS RARE 4 PLEX WITH NO CONDO FEES!!!! Welcome to your new home, offering the perfect blend of comfort, convenience, and affordability! This home shows pride of ownership and very well maintained. Whether youâ€™re a first-time buyer, a growing family, or an investor looking for a solid property with great potentialâ€”this one checks all the boxes with NO CONDO FEES 4plex unit.

Step inside to find a bright and functional layout featuring a spacious living area and an inviting kitchen that flows seamlessly into your dining space with a bathroom as well on the main floor. Upstairs, youâ€™ll find 3 generously sized bedrooms and a renovated bathroom (2024) that feels fresh and modern.

The basement offers a large recreation roomâ€”ideal for movie nights, a home gym, or a play area or for guests. Outside, enjoy a private fenced front yard (new fence in 2024), perfect for summer barbecues or relaxing in the sun.

Major updates include the roof (2021), hot water tank (2022), giving you peace of mind and long-term value. Youâ€™ll also love having 2 assigned parking stalls right in front for easy access. This is a BARE LAND CONDO so you actually own the land with again NO CONDO FEES.



Located in a family-friendly community close to schools, Village Square Leisure Centre, shopping, playgrounds, tennis courts, walking paths, bus stops, and major roads”this home offers unbeatable lifestyle convenience.

NO CONDO FEES + move-in ready = incredible opportunity. Don’t miss out on this one”it’s the best price for the value in the area!

Built in 1975

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2266893      |
| Price          | \$374,999     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,183         |
| Acres          | 0.02          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 3, 103 Pinehill Place Ne |
| Subdivision | Pineridge                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T1Y2L8                   |

**Amenities**

|                |                     |
|----------------|---------------------|
| Amenities      | Parking, Playground |
| Parking Spaces | 2                   |

|         |                                          |
|---------|------------------------------------------|
| Parking | Assigned, Off Street, Parking Pad, Stall |
|---------|------------------------------------------|

## Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home             |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Range |
| Heating           | Forced Air                                                     |
| Cooling           | None                                                           |
| Has Basement      | Yes                                                            |
| Basement          | Full                                                           |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Other                      |
| Lot Description   | Front Yard, Private, Other |
| Roof              | Asphalt Shingle            |
| Construction      | Stucco, Wood Frame         |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 18                 |
| Zoning         | M-C1               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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