

# \$309,900 - 303 Pinestream Place Ne, Calgary

MLS® #A2269441

**\$309,900**

5 Bedroom, 3.00 Bathroom, 1,286 sqft

Residential on 0.00 Acres

Pineridge, Calgary, Alberta

END UNIT | BACKING GREEN SPACE | 5 BEDROOMS | SPACIOUS 1280 SQ FT LAYOUT + FINISHED BASEMENT | VERY DESIRABLE COMPLEX | STEPS TO SCHOOLS, TRANSIT & AMENITIES | AMAZING VALUE FOR FAMILIES, INVESTORS & RENOVATORS | This bright end-unit townhome sits in a sought-after complex and offers an incredibly functional layout designed for families and anyone looking to personalize a home with their own updates. Oversized windows bring in natural light throughout the main level, while an inviting living room creates a warm gathering space anchored by an updated woodburning fireplace that adds both character and comfort. A bayed dining area supports easy flow for family meals and celebrations and the adjoining kitchen features generous cabinet storage, stainless steel appliances and a handy built-in desk for homework or work-from-home needs. A convenient powder room completes the main floor. Upstairs, 3 bedrooms ensure comfortable separation for family living, supported by a 4-piece bathroom with room to refresh and modernize. Even more flexibility awaits in the finished basement where a spacious rec room sets the stage for movie nights, gaming or a dedicated play area. 2 additional bedrooms and a 4-piece bathroom create valuable added living space for teens, guests or extended family. This level is ideal for buyers seeking versatility or investors exploring multi-generational accommodation



options. Outdoor living is enhanced by direct access to a large green space, adding extra room for kids to play and for relaxed evening walks. A parking stall directly in front of the home adds everyday practicality. A truly unbeatable location elevates the value of this property, with Pineridge School, Saint Patrick School and Clarence Sansom School all within walking distance, along with transit, Village Square Leisure Centre, restaurants and shops. Quick access to Sunridge Mall and the C-Train strengthens convenience for commuting and errands. This is a fantastic opportunity for families, investors or handy homeowners to secure a spacious end-unit townhome in a well-managed community and update it to match their vision!

Built in 1976

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2269441      |
| Price          | \$309,900     |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,286         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 303 Pinestream Place Ne |
| Subdivision | Pineridge               |
| City        | Calgary                 |
| County      | Calgary                 |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T1Y 3A5 |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Parking, Visitor Parking, Snow Removal |
| Parking Spaces | 1                                      |
| Parking        | Off Street, Stall, Assigned            |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Low Flow Plumbing Fixtures, See Remarks, Soaking Tub, Storage |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer, Window Coverings                    |
| Heating           | Forced Air, Natural Gas                                                          |
| Cooling           | None                                                                             |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 1                                                                                |
| Fireplaces        | Living Room, Wood Burning                                                        |
| Has Basement      | Yes                                                                              |
| Basement          | Full                                                                             |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                    |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Vinyl Siding, Wood Frame                                            |
| Foundation        | Poured Concrete                                                     |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 6                   |
| Zoning         | M-C2 d100           |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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