

1807 61 Street NE
Calgary, Alberta

MLS # A2198881



\$580,000

Division:	Pineridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,155 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Dry Bar, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage		
Inclusions:	2nd Refrigerator		

Situated in the well-established community of Pineridge, this four-level split offers over 2,200 square feet of developed living space with a functional layout and plenty of room for the whole family. The home features four bedrooms, two and a half bathrooms, an oversized heated double detached garage, RV parking, and a separate entrance, making it a versatile option for a variety of living arrangements. This well-maintained home has seen numerous upgrades, including a new roof in 2021, a new furnace in 2020, a new hot water tank in 2023, and fresh paint throughout. The kitchen has been updated with a new dishwasher (2023), refrigerator (2024), and stove (2021). A spacious foyer welcomes you inside, where hardwood flooring extends throughout the main level. Large windows fill the living room with natural light, highlighting the cozy wood-burning fireplace that serves as a focal point. The dining area is perfectly positioned with sliding doors leading to the backyard, while the kitchen is equipped with sleek white appliances, ample cupboard and counter space, and a breakfast nook for casual meals. Upstairs, three generously sized bedrooms provide comfortable accommodations, including a primary retreat with its own two-piece ensuite. A four-piece bathroom completes this level. The lower floor is designed for entertaining and relaxation, featuring a massive family room with a built-in bar and second fridge. A three-piece bathroom adds convenience to this level. The basement offers additional living space with a large recreation room warmed by a second wood-burning fireplace. An extra bedroom, a dedicated storage room, and a laundry area with built-in upper and lower cabinets and a countertop complete the lower level. Outside, the backyard is an inviting retreat with a concrete patio, a spacious lawn, mature trees, and shrubs. A storage shed provides extra space

for seasonal items, while alley access enhances convenience. This home is ideally located just two blocks from Pineridge School and within walking distance of Douglas Harkness School, St. Patrick School, and Clarence Sansom School. The Pineridge Community Centre is only minutes away, offering tennis courts, an outdoor rink, a baseball diamond, soccer field, basketball courts, and playgrounds. Families will also appreciate the nearby Trellis Pineridge Club, which provides youth programming. Village Square Leisure Centre and Lester B. Pearson High School are just a short drive away, along with Sunridge Mall, Marlborough Mall, and an array of shopping and dining options. Outdoor enthusiasts will love the proximity to the Pineridge Off-Leash Dog Park and the extensive walking and biking pathways. Commuting is a breeze with easy access to 16th Avenue and Stoney Trail. Take advantage of your opportunity to see this incredible property in person—book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.