

1920 65 Street NE  
Calgary, Alberta

MLS # A2228201



**\$649,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,226 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, On Street, Oversized, RV Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Pie Shaped		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Central Vacuum, Dry Bar, Soaking Tub

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

OPEN HOUSE Saturday June 7th, 1:30 - 4pm. Tucked away on a quiet street in family-friendly Pineridge, this spacious 1,226 sq ft bungalow sits on a R-CG zoned lot, offering outstanding redevelopment potential or room to create your dream backyard oasis. With 4 bedrooms, 3 bathrooms, an oversized double garage (with brand-NEW ROOF), and an RV pad, this home has space, style, and versatility. Step inside to a bright, open-concept main floor where the white kitchen offers plenty of counter and cabinet space, highlighted by a granite tile island repurposed from Calgary's iconic Bow building! The adjoining dining and living rooms are ideal for entertaining, with the living room anchored by a stunning brick-surround wood-burning fireplace. Durable laminate flooring runs through the main living areas, while cozy carpet adds comfort in the bedrooms. The primary bedroom is tucked away for privacy and features a generous closet and convenient 2-piece ensuite. Two additional main floor bedrooms share an updated 4-piece bath with a deep soaker tub. The fully developed lower level offers even more living space with a large rec room, dry bar, and second wood-burning fireplace — perfect for family movie nights or game day. You'll also find a fourth bedroom (currently a gym), a 3-piece bathroom, cold room and a spacious laundry room with loads of storage. Out back, enjoy the oversized double garage, RV pad with paved alley access, and a massive fenced yard filled with mature trees, shrubs, and raspberry bushes — just waiting for your personal touch. Located close to several schools, shopping, recreation and easy access to major traffic routes. Whether you're a homeowner looking for space to grow or an investor eyeing redevelopment in a prime location, this is one you don't want to miss. Book your showing today before

it's gone!