



GRASSROOTS
REALTY GROUP

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3008 56 Street NE
Calgary, Alberta

MLS # A2222131



\$669,000

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,548 sq.ft.	Age:	1975 (50 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: N/A

Welcome to this beautifully renovated bungalow on a prime location lot offers a fantastic opportunity for a first-time home buyer with mortgage helper basement! This 1500sqft+ bungalow comes with double detached garage The upper-level features 3 bedrooms, along with a full 4-piece bathroom. Enjoy the brand new, modern kitchen with stainless steel appliances, premium quartz countertops, electric stove, hood fan, dishwasher and refrigerator. Main floor comes with the separate laundry. The open concept living room and family room and dining areas showcase a gorgeous fireplace, and the entire home is upgraded with luxury vinyl plank flooring, pot lights, kitchen cabinets, quartz countertops, faucets, tub and tiles and lot of more upgraders. Don't stop here step down to fully finished illegal suite basement with separate entrance, kitchen, spacious living/dining areas, 3 bedrooms, and a 3-piece bathroom and with separate laundry for basement. Outside, enjoy the large backyard with large green area, a spacious deck and oversized double detached garage. Ideally located steps away from the school and playground, with a bus stop right. Don't miss out on this incredible home. Call your favourite Realtor for your private viewing!