



GRASSROOTS
REALTY GROUP

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55, 2319 56 Street NE
Calgary, Alberta

MLS # A2234058



\$299,000

Division:	Pineridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,079 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 485
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Charming & Spacious 3-Bedroom Townhome in the Heart of Pineridge – Ideal Location & Great Value! Discover comfort, convenience, and a sense of community in this beautifully maintained 3-bedroom, 1.5-bathroom townhome nestled in the well-established neighborhood of Pineridge, NE Calgary. Whether you're a first-time buyer, growing family, or savvy investor, this property offers an incredible opportunity to enjoy affordable living with all the essentials at your doorstep. Main Floor Living – Bright, Functional, and Inviting Step inside to a thoughtfully designed layout featuring a large, sun-filled living room that provides ample space for relaxing or entertaining guests. Adjacent to the living area is a bright dining room, perfectly placed next to the kitchen for effortless mealtime gatherings. The kitchen overlooks the fenced backyard, offering a lovely view while preparing meals and making it easy to keep an eye on kids or pets playing outside. Private Outdoor Space Enjoy your own fenced backyard, ideal for summer BBQs, gardening, or simply unwinding in your private outdoor retreat. There's also potential for creating a cozy patio or play area tailored to your needs. Convenient Parking No more parking hassles—your assigned stall (#55) is located directly in front of the home, offering ease and convenience for daily living. Upstairs Comfort – Room for Everyone Upstairs you'll find three generously sized bedrooms, each offering comfortable living space with ample closet storage. The full 4-piece bathroom is clean, functional, and well-lit. A convenient half-bathroom on the main floor adds extra ease for guests and family alike. Unfinished Basement – Endless Possibilities The full unfinished basement provides tons of potential to expand your living space. Whether you're dreaming of a home office, gym, recreation room, or

extra storage, this blank canvas is ready for your vision. Unbeatable Location & Walkable and Well-Connected Enjoy the best of urban convenience and suburban charm. This townhome is just a short walk to: Lester B. Pearson High School Village Square Leisure Centre & with a wave pool, library, fitness center, and more CO-OP Grocery Store Nearby parks, playgrounds, and walking trails Commuters will love the quick access to multiple bus routes leading to Rundle and Marlborough LRT stations, making it easy to travel throughout the city. You're also only a short drive from Peter Lougheed Hospital, major shopping centers, restaurants, and other essential services. A Perfect Place to Call Home This move-in-ready townhome offers a great balance of affordability, space, and location. Whether you're starting your homeownership journey or expanding your investment portfolio, this is an opportunity you don't want to miss!