



**GRASSROOTS**  
REALTY GROUP

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301, 2423 56 Street NE  
Calgary, Alberta

MLS # A2239223



**\$359,999**

Division:	Pineridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,221 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 600
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Laminate Counters, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

This property is a hidden gem with a freshly painted interior, updated hardware, modern electrical outlets plus new carpet and flooring. This townhouse boasts 3 bedrooms and 2.5 bathrooms, featuring an open floorplan that seamlessly integrates daily activities such as cooking, dining, and entertaining. The living room flows effortlessly onto a composite deck through glass panel doors, providing a scenic view and backs onto The Village Square Leisure Centre. Situated at the end of the complex, this home showcases a luminous and architecturally appealing design. It houses two generously sized bedrooms, alongside a spacious primary bedroom complete with a it's own private ensuite bathroom and an expansive walk-in closet. The basement adds an extra living space and a supplementary storage room. Rest easy knowing that the essential systems have been well maintained, plus the furnace and hot water tank were upgraded in 2020. Additionally, the attached gas heated garage ensures a warm welcome during chilly winters. This property offers unbeatable value, an ideal location, and utmost convenience. Don't miss out on this excellent opportunity to buy your first home or an investment property in the competitive Calgary market! Come check out today!! You'll be glad you did!