



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1037, 3235 56 Street NE  
Calgary, Alberta

MLS # A2246607



**\$322,500**

Division:	Pineridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,138 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 261
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: N/A

Opportunity Knocks in Pineridge – 3-Bedroom Townhome with Private Yard! Welcome to 1037 – 3235 56 Street NE, a fantastic opportunity for first-time buyers, investors, or renovators looking to get into the Calgary market. This 3-bedroom, 1-bathroom townhouse offers solid bones, a functional layout, and amazing potential to update and make it your own. Located in the heart of Pineridge, you'll love the convenience of nearby schools, shopping, parks, and transit, all within walking distance. Easy access to Stoney Trail, 16th Avenue, and Memorial Drive makes commuting anywhere in the city a breeze. The main level features a spacious living room and dining area, with large windows that bring in plenty of natural light. Upstairs, you'll find three comfortably sized bedrooms and a full bathroom. The partially finished basement adds flexible space for a rec room, home office, or future development. Step outside to your own private fenced yard—ideal for pets, gardening, or simply enjoying the outdoors. Whether you're looking to personalize your living space or renovate for resale, this home offers a great location, great layout, and even greater potential. Don't miss your chance to add value and build equity in this well-located Pineridge property—book your showing today!