



**GRASSROOTS**  
REALTY GROUP

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1024, 3235 56 Street NE  
Calgary, Alberta

MLS # A2267893



**\$379,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Pineridge              |               |                   |
| <b>Type:</b>     | Residential/Four Plex  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,106 sq.ft.           | <b>Age:</b>   | 1976 (49 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Stall        |               |                   |
| <b>Lot Size:</b> | -                      |               |                   |
| <b>Lot Feat:</b> | Back Yard, See Remarks |               |                   |

|                    |                                                                          |                   |           |
|--------------------|--------------------------------------------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                  | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank                                                | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle                                                          | <b>Condo Fee:</b> | \$ 257    |
| <b>Basement:</b>   | Full                                                                     | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                 | <b>Zoning:</b>    | M-C1 d100 |
| <b>Foundation:</b> | Poured Concrete                                                          | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Bar, Breakfast Bar, No Animal Home, No Smoking Home, Pantry, See Remarks |                   |           |

**Inclusions:** None

Step into comfort and style with this beautifully updated two-storey townhouse offering over 1,105.7 sq. ft. of inviting living space in a convenient and well-connected NE location. Designed for effortless living, this home blends functionality with warmth—perfect for families, first-time buyers, or anyone seeking low-maintenance living with modern charm. The main floor welcomes you with a bright open-concept layout, featuring the living area, dining area, an eat-in kitchen with a breakfast bar and complete with a pantry. The large windows flood the space with natural light, creating a cozy yet airy feel throughout. Step outside through the patio doors to your private deck, the perfect spot for morning coffee or weekend barbecues. Upstairs, you’ll find three comfortable bedrooms and a full bathroom. Each room offers generous closet space and a sense of comfort that makes this townhouse truly feel like home. The fully finished basement is where you’ll find the laundry room, a 3-pc bathroom, a bar, and a spacious family room, perfect for either entertaining or simply relaxing at home. Located just minutes from schools, parks, shopping, and public transit, this property offers the best of convenience and community. Book you showing today!