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23, 2319 56 Street NE Calgary, Alberta

MLS # A2271428



\$324,900

Division: Pineridge Residential/Other Type: Style: 2 Storey Size: 1,087 sq.ft. Age: 1975 (50 yrs old) **Beds:** Baths: 1 full / 1 half Garage: Asphalt, Stall Lot Size: Lot Feat: Back Yard

Heating: Water: Mid Efficiency, Forced Air, Natural Gas Floors: Sewer: Carpet, Hardwood Roof: Condo Fee: \$ 463 Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: Stucco M-C1 d100 Foundation: **Poured Concrete Utilities:**

Features: Chandelier, Closet Organizers, Quartz Counters, See Remarks, Vinyl Windows

Inclusions: none

Beautifully Updated Home with Modern Finishes Throughout This charming home welcomes you with a freshly painted interior, featuring updated walls, new receptacles, and modern covers for a clean, move-in-ready feel. The newly renovated kitchen shines with brand-new cabinets, range, Quartz countertops, and faucet, offering a stylish space that's perfect for cooking and entertaining. The home's upgrades continue with a brand-new bathroom, complete with a new tub, stylish tilework, and updated flooring. Fresh closet doors with sleek glass and metal frames add a contemporary touch, while new gas-filled vinyl windows enhance energy efficiency and comfort. The basement features attractive engineered wood flooring, creating a warm and inviting additional living space. Step outside to a paved rear yard, ideal for relaxing or hosting gatherings. This is thoughtfully updated home is ready for its next owner—modern, comfortable, and beautifully finished throughout. Reach out for Viewing!!