



**77, 2319 56 Street NE**  
**Calgary, Alberta**

**MLS # A2286634**



**\$350,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,105 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 481
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to this beautifully FULLY renovated 3-bedroom, 1.5-bathroom townhome with FINISHED BASEMENT in Pineridge, perfect for families and first-time buyers! Thoughtfully updated throughout, this move-in-ready home offers modern finishes, functional space, and low-maintenance living. Step inside to discover new wooden FLOORING and plush new CARPET, creating a fresh and inviting feel. The BATHROOMS have been completely updated with stylish finishes, and the KITCHEN features quartz countertop, white cabinetry and a brand-new cooking RANGE ready for home-cooked meals. A new WASHER and DRYER add everyday convenience. Major upgrades include all WINDOWS replaced in 2025 with a full 10-year warranty, giving you peace of mind for years to come. Enjoy the private backyard designed for easy living with ARTIFICIAL GRASS requiring no maintenance&mdash;perfect for kids, pets, or relaxing outdoors. The paved parking pad with back lane access adds extra convenience and functionality. This turnkey home combines comfort, upgrades, and practicality&mdash;an excellent opportunity to step into homeownership with confidence! Check out the 3D tour to experience the home from the comfort of your own space!