



31, 2319 56 Street NE
Calgary, Alberta

MLS # A2290529



\$295,000

Division:	Pineridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,081 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Garden, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 488
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Pantry, Storage		

Inclusions: N/A

Bathed in natural sunlight and beautifully maintained, this two-story corner townhouse in the established community of Pineridge offers a rare combination of privacy, outdoor space, and pride of ownership. Ideally located beside green space and featuring a private south-facing backyard, this home enjoys sunshine throughout the day and a peaceful setting within the complex. The backyard entry is the access most commonly used in the complex, creating a convenient everyday flow from parking into the home. Step inside to a bright kitchen and dining area filled with natural sunlight, setting the tone for the warm and cheerful feel carried throughout the property. The main floor continues into a comfortable living room and front foyer, with hardwood flooring running throughout the main and second levels. A convenient 2-piece powder room completes the main floor. Upstairs you will find three spacious bedrooms and a full 4-piece bathroom. The south-facing primary bedroom is especially bright and inviting, enjoying sunshine throughout the day and comfortably accommodating a king-size bed, while offering a full wall-length closet for excellent storage. Many of the windows were replaced in 2020, including all bedroom windows, helping improve comfort and energy efficiency. The partially developed basement provides additional flexible space with a rec area, laundry, workbench, and ample storage, offering great potential for future customization. This home has been lovingly maintained by the same owner since 1999 and reflects true pride of ownership throughout. Key mechanical updates include the furnace and central air conditioning installed in 2021, a rare and valuable feature for a south-facing unit. One of the standout features of this property is the private south-facing backyard. Beautifully finished with full brick patio work and raised planters, and surrounded by

mature trees, this outdoor space feels peaceful, established, and wonderfully private. It is a perfect extension of the home for gardening, relaxing, or enjoying sunny afternoons. The property includes one assigned parking stall, and the seller currently leases a second stall directly beside it for a small monthly fee, which may be an option for a future owner to arrange through the management company. Bright, charming, and meticulously maintained, this is a fantastic opportunity to own a well-cared-for home in a convenient location close to schools, parks, shopping, transit, and everyday amenities.