



**GRASSROOTS**  
REALTY GROUP

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120, 3219 56 Street NE  
Calgary, Alberta

MLS # A2191250



**\$395,000**

Division:	Pineridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,211 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 513
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Fully renovated townhouse with attached garage, backing onto green space and walking distance to amenities, shopping, playground, schools & public transit. This beautiful BRIGHT & FULLY FINISHED unit offers nearly 1800sqft of impeccable living space in an OPEN FLOOR PLAN presenting a spacious living room which flows really well with the casual dining area and well-equipped kitchen boasting NEW CABINETS/COUNTERTOPS, stainless steel appliances & plenty of storage space. The master bedroom features a walk-in closet, 2pc ensuite & SUNNY SOUTH FACING BALCONY. Two more bedrooms separated by the main 4pc bathroom complete this level. Brand new renos include an upgraded kitchen, finished basement, stylish d&eacute;cor, paint & vinyl plank flooring. AMAZING LOCATION with easy access to all major routes and close to schools, shopping, amenities, rec center, public library, playground & public transit makes this a perfect family home!