



GRASSROOTS
REALTY GROUP

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305, 2423 56 Street NE
Calgary, Alberta

MLS # A2192867



\$360,000

Division:	Pineridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,212 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 648
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks		

Inclusions:	N/A
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This well-maintained townhouse in Pineridge offers a functional layout with plenty of space for everyday living. The main floor features a bright kitchen with updated granite countertops, white appliances, and a pass-through to the dining area. The dining room flows seamlessly into a spacious living area, where large windows and sliding doors bring in natural light and provide access to a fenced deck with room to relax. Upstairs, you’ll find three bedrooms, including a generously sized primary suite with its own ensuite and walk-in closet. A full 4-piece bathroom serves the other two bedrooms. The fully finished basement expands the living space with a large rec room, a flex area, a half bathroom, and additional storage. This home also includes a single attached garage with a full driveway, offering parking for two vehicles. Key updates over the years include window and patio door replacements. Located close to shopping, schools, parks, and Village Square Leisure Centre, with easy access to major roads like 16th Ave, McKnight Blvd, and Stoney Trail, this home is a great option for those looking for space, convenience, and a practical layout.