

# \$299,900 - 82, 2319 56 Street Ne, Calgary

MLS® #A2206239

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,084 sqft  
Residential on 0.00 Acres

Pineridge, Calgary, Alberta

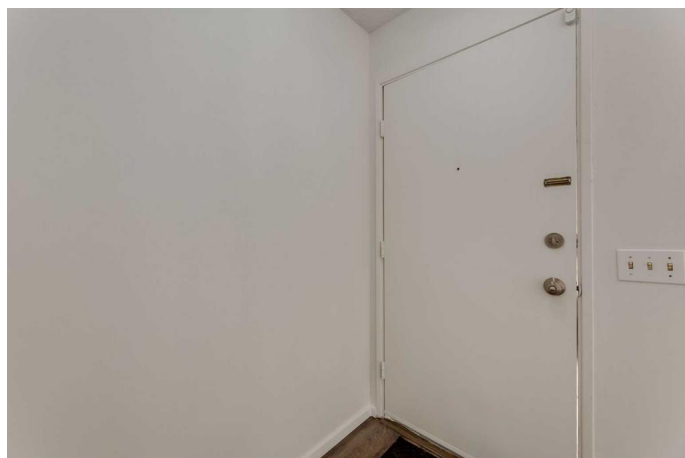
Great opportunity for a first-time home buyer or investor to purchase this 3 bedroom + 1.5 bathroom townhouse in the community of Pineridge. This two storey unit features 1,644sqft of living space. A main floor with laminate flooring throughout. A large living room, kitchen with stainless steel appliances, laminate countertops and plenty of cabinet space. Rear dining room with access to a private backyard and a 2pc bathroom. The upper level features the large primary bedroom, two other good sized bedrooms and a 4pc bathroom. The basement is finished with a large family room, flex room, lower laundry room and plenty of storage space. Other features include freshly painted throughout, south facing front with large windows bringing in great natural light, an assigned parking stall with almost direct access to the unit, updated lighting fixtures and steps away from visitor parking for your guests. Located just short distances from schools, restaurants, shopping, major transportation routes, Village Square Leisure Center and parks and playgrounds. Don't miss out on this opportunity. Make your private showing today.

Built in 1975

## Essential Information

MLS® #                   A2206239

Price                     \$299,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,084         |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 82, 2319 56 Street Ne |
| Subdivision | Pineridge             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T1Y 2M2               |

### **Amenities**

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Stall           |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Entrance, Private Yard  |
| Lot Description   | Back Yard, Landscaped           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                 |

## **Additional Information**

Date Listed            March 27th, 2025  
Days on Market        7  
Zoning                  M-C1

## **Listing Details**

Listing Office           RE/MAX First

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