

\$424,900 - 2408 56 Street Ne, Calgary

MLS® #A2170070

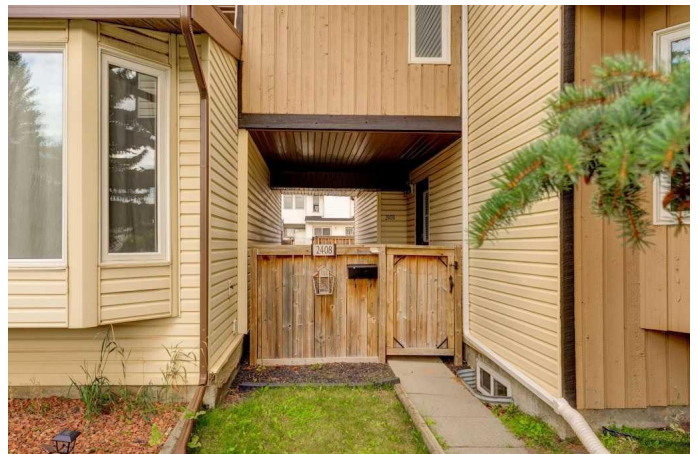
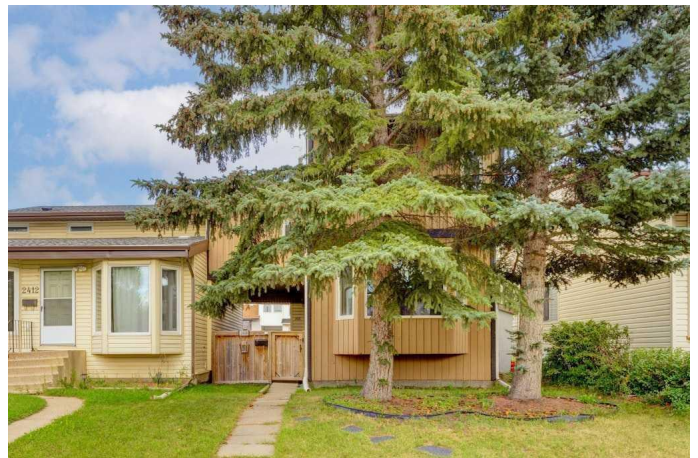
\$424,900

3 Bedroom, 2.00 Bathroom, 1,360 sqft

Residential on 0.07 Acres

Pineridge, Calgary, Alberta

WOW! WOW! WOW! A HUGE PRICE REDUCTION. Get your offers ready for this outstanding value-priced opportunity! Whether a first-time home buyer excited to make a beautiful home, a growing family looking to be close to schools, amenities and transit, or an investor seeking to increase your spacious living room with its large bay window and new carpet (2023) is a lovely space to relax in or visit with family and friends while the eat-in kitchen features laminate flooring, plenty of cabinets including a highly functional pull-out property portfolio, this property delivers nearly 1550 SF of value-added comfort at an affordable price AS WELL AS further opportunity to grow your investment. This well-kept home offers good-sized rooms and a very nice layout. The shelving system in the pantry and access to the backyard through garden doors. An oversized half-bathroom with potential to create extra storage or convert to a full bathroom with tub / shower completes the main floor. The second level has three bedrooms, two of which are generously-sized with either working-well as the primary bedroom. Of the two large bedrooms, the first easily accommodates a king-sized bed and has a built-in vanity with storage while the second over-sized bedroom has a fireplace and sliding doors to a covered balcony. A second bathroom rounds off the upper floor. The lower level boasts unlimited potential: 1) an over-sized utility / laundry area with extra storage space brings further potential to grow



your investment by adding a third bathroom, and 2) the finished lower-level flex space is an additional bonus making for an ideal family room, playroom, gym, home office, or guest room (window is not legal egress). Outside, there are several areas to enjoy the outdoors in privacy. Aside from the upper balcony, the fully fenced back yard has an expansive deck from which to relax with morning coffee, barbecue with friends, or simply sitting back and watching the kids play on the deck or side yards. A covered portion of the side courtyard offers a lovely, shaded retreat on those hot summer days and evenings. The backyard has been reconfigured to allow for a third parking space behind the fence. The fence panels are available to be re-installed by the buyer should only two parking stalls and a larger backyard or garage is preferred. This affordable duplex offers excellent value without the additional expense of condo fees. Whether a first-time home buyer, a growing family, or savvy investor – don't miss out on this special opportunity!

Built in 1979

Essential Information

MLS® #	A2170070
Price	\$424,900
Sold Price	\$419,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,360
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey

Status	Sold
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Community Information

Address	2408 56 Street Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4P6

Amenities

Parking Spaces	3
Parking	Alley Access, Asphalt, Parking Pad, Stall

Interior

Interior Features	Ceiling Fan(s), Pantry
Appliances	Refrigerator, Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2024
Date Sold	November 26th, 2024
Days on Market	55
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office Coldwell Banker Mountain Central

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