

\$328,000 - 41, 2319 56 Street Ne, Calgary

MLS® #A2170176

\$328,000

3 Bedroom, 2.00 Bathroom, 1,071 sqft

Residential on 0.00 Acres

Pineridge, Calgary, Alberta

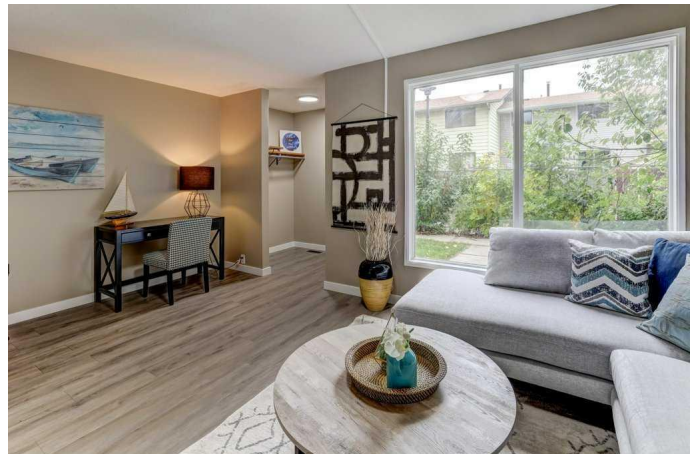
Welcome to this delightful end-unit townhouse, perfectly positioned beside a peaceful green space, large trees in Pineridge. This well-maintained 3-bedroom, 1.5-bathroom home offers a harmonious blend of comfort, style, and convenience, making it an ideal choice for families or anyone looking for a tranquil yet accessible living space.

As you step inside, you'll immediately notice the thoughtful updates that give this home a modern appeal. The main level boasts sleek vinyl flooring, providing durability and ease of maintenance, while newer carpet as you head upstairs adds warmth and coziness with the bedrooms in a laminate flooring to the bedrooms. The entire home has been freshly painted in contemporary tones, enhancing the trendy vibe that complements its open and airy layout.

The kitchen has refreshed cabinets, newer countertops and hardware that offer you to look out at your yard at the sink. Large windows throughout the home not only bring in an abundance of natural light but also offer picturesque and private views of the adjoining green space, providing a sense of serenity and connection to nature. Some of the windows have been changed out to vinyl.

Upstairs, you'll find three well-sized bedrooms, perfect for family members or guests, and a full bathroom with ample storage space. The 1.5 bathrooms offer convenience and practicality for everyday living.

With an unfinished basement, which presents



a fantastic opportunity to customize the space exactly as you need. Whether you envision a cozy entertainment room, a home office, or a fitness area, the possibilities are endless for making this space your own.

Outside, you'll appreciate the convenience of outdoor parking, ensuring your vehicle is easily accessible. Fenced yard and some gardening opportunities. The proximity to the green space offers an added layer of privacy, making this home feel even more like a peaceful retreat.

With its updates, spacious layout, and prime location next to lush greenery, this townhouse in Prineridge offers a rare opportunity to enjoy comfortable, stylish living in a beautiful setting. All that's left is to make it your own!

Built in 1976

Essential Information

MLS® #	A2170176
Price	\$328,000
Sold Price	\$300,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,071
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	41, 2319 56 Street Ne
Subdivision	Pineridge
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T1Y 2M2

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Common, Guest, On Street, Stall

Interior

Interior Features	No Smoking Home, Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Front Yard, Views, Corner Lot, Level, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2024
Date Sold	November 26th, 2024
Days on Market	55
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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