

# \$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

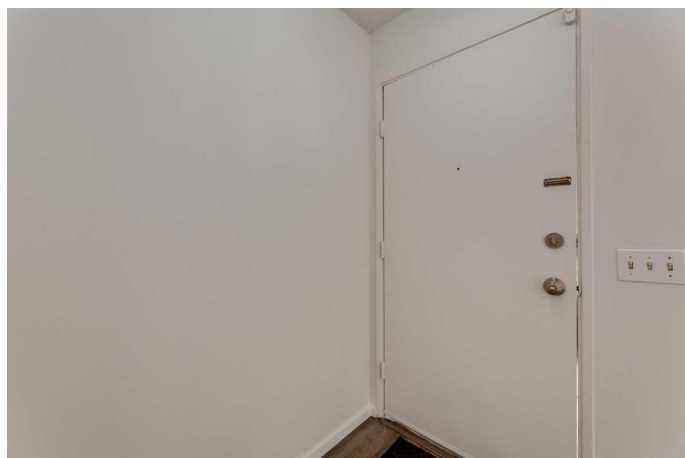
Great opportunity for a first-time home buyer or investor to purchase this 3 bedroom + 1.5 bathroom townhouse in the community of Pineridge. This two storey unit features 1,644sqft of living space. A main floor with laminate flooring throughout. A large living room, kitchen with stainless steel appliances, 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        14  
Zoning                    M-C1

## **Listing Details**

Listing Office            RE/MAX First

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