# \$309,900 - 92, 2319 56 Street Ne, Calgary

MLS® #A2213533

#### \$309,900

3 Bedroom, 2.00 Bathroom, 1,106 sqft Residential on 0.00 Acres

Pineridge, Calgary, Alberta

\*\*See 3D Tour!!\*\* Why rent when you can own? This renovated 3-bedroom townhome in Pineridge Gardens offers exceptional value and low-maintenance living at an accessible price point. Inside, you'II appreciate the no-carpet flooring throughout, perfect for allergy-conscious buyers or savvy investors looking for a durable rental. The main floor features a spacious living and dining area, an updated kitchen with granite countertops and modern cabinets, and a convenient 2-piece bathroom. Upstairs, enjoy three well-sized bedrooms and a refreshed full bath. The fully finished basement expands your living space with room for a home gym, rec area, or workspaceâ€"and a little TLC could go a long way. Located in a well-managed complex near schools, parks, playgrounds, Village Square Leisure Centre, shopping, and the Rundle CTrain station, this is a smart opportunity to get into the Calgary market or expand your portfolio. Act fastâ€"homes like this don't last long!







Built in 1975

#### **Essential Information**

| MLS® #     | A2213533  |
|------------|-----------|
| Price      | \$309,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |

| Half Baths     | 1             |
|----------------|---------------|
| Square Footage | 1,106         |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Туре           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## **Community Information**

| Address     | 92, 2319 56 Street Ne |
|-------------|-----------------------|
| Subdivision | Pineridge             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T1Y 2M2               |

#### Amenities

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

#### Interior

| Interior Features | Granite Counters   |
|-------------------|--|
| Appliances        | Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

| Exterior Features | None                       |
|-------------------|----------------------------|
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Stucco, Wood Frame         |
| Foundation        | Poured Concrete            |

## **Additional Information**

| Date Listed    | April 21st, 2025 |
|----------------|------------------|
| Days on Market | 12               |
| Zoning         | M-C1             |

#### **Listing Details**

Listing Office CIR Realty

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