

# \$500,000 - 307 56 Avenue Ne, Calgary

MLS® #A2223303

**\$500,000**

3 Bedroom, 2.00 Bathroom, 1,156 sqft

Residential on 0.08 Acres

Thornccliffe, Calgary, Alberta

Move-In Ready Family Home in the Heart of Thornccliffe!

OPEN HOUSE CANCELED!!! Welcome to this beautifully updated 2-storey home in the centrally located and family-friendly community of Thornccliffe! Lovingly maintained and fully renovated over the past few years, this home is truly move-in ready inside and out. With major upgrades including new windows, furnace, and hot water tank, you can enjoy peace of mind and modern comfort from day one.

Step inside to a bright, open-concept main floor thatâ€™s ideal for everyday family living and easy entertaining. The stylish kitchen features stainless steel appliances, ample cabinet and counter space, and a functional island â€“ the perfect spot for kidsâ€™ breakfasts or prepping meals. A large window over the sink brings in beautiful natural light and offers a lovely view of your sunny south-facing backyard.

The cozy living room is filled with warmth, showcasing natural hardwood floors and a large front window that floods the space with light. Upstairs, youâ€™ll find three generously sized bedrooms, all with new windows, and a modern 4-piece bathroom â€“ perfect for growing families.

The fully finished lower level offers a spacious



rec room or flex area â€” great for a kidsâ€™ playroom, home office, or family movie nights.

Outside, your private backyard oasis awaits! Enjoy summer BBQs on the concrete patio, let the kids and pets run free in the grassy yard, and take advantage of the oversized single garage for extra storage or workshop space. Thereâ€™s also plenty of parking, including a paved side pad large enough for two extra vehicles or an RV/trailer.

Located just steps from schools, shopping, parks, transit, and the community centre â€” plus quick access to downtown and the airport â€” this home truly checks all the boxes for busy families. Youâ€™re even walking distance to greenspaces and the local disc golf course!

Donâ€™t miss your chance to settle into a home where lifestyle, location, and family comfort come together perfectly.

Built in 1963

## Essential Information

MLS® #	A2223303
Price	\$500,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,156
Acres	0.08
Year Built	1963
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	307 56 Avenue Ne
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0L3

### Amenities

Parking Spaces	1
Parking	Additional Parking, Alley Access, Driveway, Paved, RV Access/Parking, Single Garage Detached, See Remarks
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Private, Rectangular Lot, See Remarks
Roof	Asphalt
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	8
Zoning	RC-2

### Listing Details

Listing Office	Real Broker
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