

# \$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

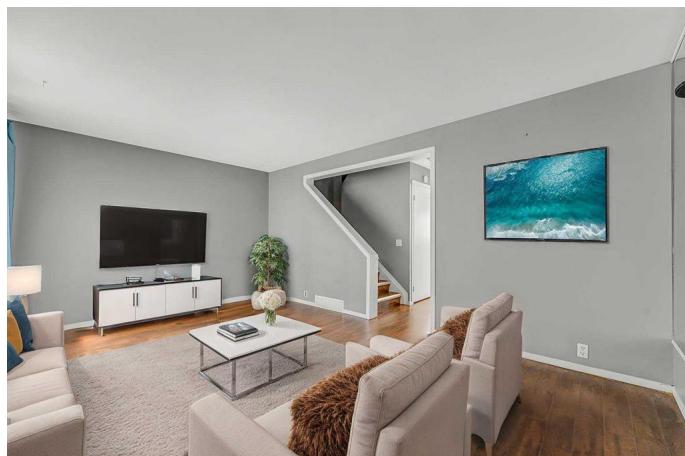
Pineridge, Calgary, Alberta

**\*\*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, youâ€™ll 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 donâ€™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          |
| Type           | 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 | 7                |
| Zoning         | M-C1             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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