

# \$395,000 - 120, 3219 56 Street Ne, Calgary

MLS® #A2191250

**\$395,000**

3 Bedroom, 3.00 Bathroom, 1,211 sqft

Residential on 0.00 Acres

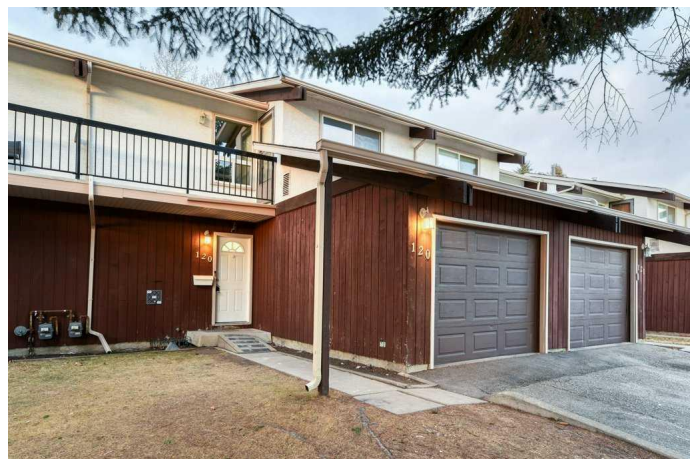
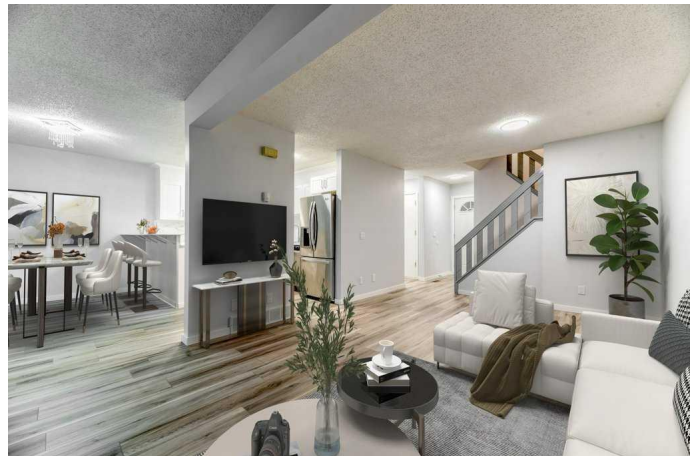
Pineridge, Calgary, Alberta

Fully renovated townhouse with attached garage, backing onto green space and walking distance to amenities, shopping, playground, schools & public transit. This beautiful BRIGHT & FULLY FINISHED unit offers nearly 1800sqft of impeccable living space in an OPEN FLOOR PLAN presenting a spacious living room which flows really well with the casual dining area and well-equipped kitchen boasting NEW CABINETS/COUNTERTOPS, stainless steel appliances & plenty of storage space. The master bedroom features a walk-in closet, 2pc ensuite & SUNNY SOUTH FACING BALCONY. Two more bedrooms separated by the main 4pc bathroom complete this level. Brand new renos include an upgraded kitchen, finished basement, stylish décor, paint & vinyl plank flooring. AMAZING LOCATION with easy access to all major routes and close to schools, shopping, amenities, rec center, public library, playground & public transit makes this a perfect family home!

Built in 1976

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2191250  |
| Price      | \$395,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 1         |



|                |               |
|----------------|---------------|
| Half Baths     | 2             |
| Square Footage | 1,211         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 120, 3219 56 Street Ne |
| Subdivision | Pineridge              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T1Y 3R3                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking, Park  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Storage                                |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                              |
| Cooling           | None                                                                                    |
| Fireplace         | Yes                                                                                     |
| # of Fireplaces   | 1                                                                                       |
| Fireplaces        | Wood Burning                                                                            |
| Has Basement      | Yes                                                                                     |
| Basement          | Finished, Full                                                                          |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | Courtyard, Playground, Private Yard                                                                  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, No Neighbours Behind |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Stucco, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 7th, 2025 |
| Days on Market | 85                 |
| Zoning         | M-C1               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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