

# \$339,000 - 95, 2319 56 Street Ne, Calgary

MLS® #A2202442

**\$339,000**

3 Bedroom, 2.00 Bathroom, 1,076 sqft  
Residential on 0.00 Acres

Pineridge, Calgary, Alberta

Welcome home to this 3 bed, 1.5 bath home in the established community of PINERIDGE! This home has been lovingly cared for by its current owners for over 30 years! It is now time for a new family to love it! This home has been recently **PROFESSIONALLY PAINTED** & also boasts real **HARDWOOD FLOORS** & brand new **CARPET**. Completely move in ready describes this home to a T. As you enter the foyer note the cedar plank feature as well as closet space. The living room is huge & leads to a cute half bath. Across from the bath head upstairs to your 3 **BEDROOMS** & **FULL 4 pc BATH!** Head back downstairs to the very generous kitchen w/excellent condition **WOOD CABINETS** as well as newer dishwasher & stove. There is a good sized eating space w/room for a table for 6 if desired. The kitchen area leads to the very cute **SOUTH** back yard - **FULLY FENCED!** It is here that you really feel the fact that this is an **END UNIT HOME**. There is visitor parking right outside the home as well as an assigned parking space marked with number 95 (pls feel free to park here when you come to view this home). Not only do you have all of these features but you also have a **FULLY FINISHED BASEMENT** (was fully developed when the current owners bought the home decades ago). The basement has 2 very usable rooms - **FRENCH DOORS** close them off & these would be perfect spaces for a **HOME OFFICE, REC ROOM, PLAY ROOM, MEDIA ROOM** - the possibilities are endless.



The washer and dryer are in their own room and there is plenty of storage throughout. The hot water tank is only 2 years old and furnace has been service regularly. Don't miss this affordable home!

Built in 1975

### Essential Information

MLS® #	A2202442
Price	\$339,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,076
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	95, 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	Ceiling Fan(s), Closet Organizers, French Door
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Landscaped, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	20
Zoning	M-C1

### **Listing Details**

Listing Office	Century 21 Masters
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