



GRASSROOTS
REALTY GROUP

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1047, 3235 56 Street NE
Calgary, Alberta

MLS # A2328109



\$299,900

Division:	Pineridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,122 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Low Maintenance Landscape, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 261
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home		

Inclusions: n/a

Opportunity is here in Pineridge – 3-Bedroom Townhome with Private Yard! Unit 1047, a fantastic opportunity for first-time buyers, investors, or renovators looking to get into the Calgary market. Move in and enjoy the recent renovations, which include new kitchen cabinetry, ALL NEW appliances, backsplash & wooden countertop, plus carpeting in the upper level and basement stairs are all brand new! The laminate flooring and upstairs bathroom have been updated as well. Basement rec room is perfect for the kids to have their own space. Your own private fenced yard with good sized deck—ideal for pets, gardening, or simply enjoying the outdoors. Quick access to Stoney Trail, 16th Avenue, and Memorial Drive makes commuting anywhere in the city a breeze. Plus your kids can walk to the high school as well as the rec centre 2 blocks away. Easy walk to shopping, parks, transit and more. Virtually staged photos to give perspective.