

# \$360,000 - 305, 2423 56 Street Ne, Calgary

MLS® #A2192867

**\$360,000**

3 Bedroom, 3.00 Bathroom, 1,212 sqft

Residential on 0.00 Acres

Pineridge, Calgary, Alberta

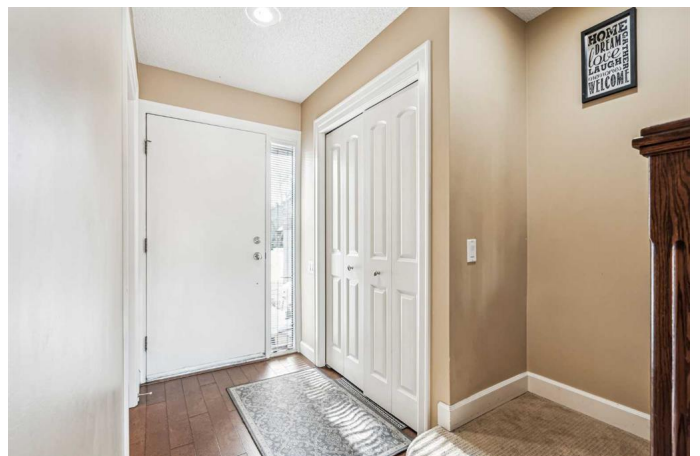
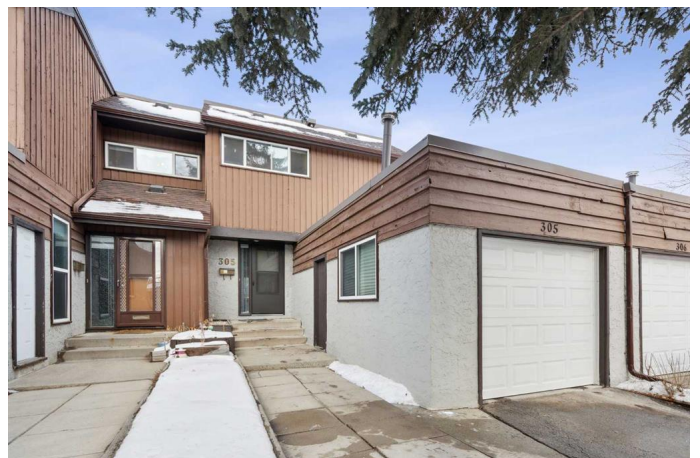
This well-maintained townhouse in Pineridge offers a functional layout with plenty of space for everyday living. The main floor features a bright kitchen with updated granite countertops, white appliances, and a pass-through to the dining area. The dining room flows seamlessly into a spacious living area, where large windows and sliding doors bring in natural light and provide access to a fenced deck with room to relax.

Upstairs, youâ€™ll find three bedrooms, including a generously sized primary suite with its own ensuite and walk-in closet. A full 4-piece bathroom serves the other two bedrooms. The fully finished basement expands the living space with a large rec room, a flex area, a half bathroom, and additional storage.

This home also includes a single attached garage with a full driveway, offering parking for two vehicles. Key updates over the years include window and patio door replacements. Located close to shopping, schools, parks, and Village Square Leisure Centre, with easy access to major roads like 16th Ave, McKnight Blvd, and Stoney Trail, this home is a great option for those looking for space, convenience, and a practical layout.

Built in 1976

## Essential Information



MLS® #	A2192867
Price	\$360,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,212
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	305, 2423 56 Street Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y2X7

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Granite Counters, See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
-------------------	-------

Lot Description	Level
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	64
Zoning	M-CG

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.