



## 3235 56 Street Calgary Alberta

\$322,500

Opportunity Knocks in Pineridge - 3-Bedroom Townhome with Private Yard! Welcome to 1037 - 3235 56 Street NE, a fantastic opportunity for first-time buyers, investors, or renovators looking to get into the Calgary market. This 3-bedroom, 1-bathroom townhouse offers solid bones, a functional layout, and amazing potential to update and make it your own. Located in the heart of Pineridge, you'll love the convenience of nearby schools, shopping, parks, and transit, all within walking distance. Easy access to Stoney Trail, 16th Avenue, and Memorial Drive makes commuting anywhere in the city a breeze. The main level features a spacious living room and dining area, with large windows that bring in plenty of natural light. Upstairs, you'll find three comfortably sized bedrooms and a full bathroom. The partially finished basement adds flexible space for a rec room, home office, or future development. Step outside to your own private fenced yard—ideal for pets, gardening, or simply enjoying the outdoors. Whether you're looking to personalize your living space or renovate for resale, this home offers a great location, great layout, and even greater potential. Don't miss your chance to add value and build equity in this well-located Pineridge property—book your showing today! (id:6769)

Bedroom 14.75 Ft x 8.50 Ft  
4pc Bathroom 4.92 Ft x 7.75 Ft  
Bedroom 10.42 Ft x 9.58 Ft  
Primary Bedroom 17.08 Ft x 8.83 Ft  
Recreational, Games room 14.50 Ft x 17.00 Ft

Furnace 13.42 Ft x 17.58 Ft  
Living room 16.50 Ft x 17.67 Ft  
Dining room 5.75 Ft x 14.42 Ft  
Kitchen 6.92 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<https://calgarybrothersrealty.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net