



## 2319 56 Street Calgary Alberta

\$339,900

Welcome to this delightful end-unit townhouse, perfectly positioned beside a peaceful green space, large trees in Prineridge. This well-maintained 3-bedroom, 1.5-bathroom home offers a harmonious blend of comfort, style, and convenience, making it an ideal choice for families or anyone looking for a tranquil yet accessible living space. As you step inside, you'll immediately notice the thoughtful updates that give this home a modern appeal. The main level boasts sleek vinyl flooring, providing durability and ease of maintenance, while newer carpet as you head upstairs adds warmth and coziness with the bedrooms in a laminate flooring to the bedrooms. The entire home has been freshly painted in contemporary tones, enhancing the trendy vibe that complements its open and airy layout. The kitchen has refreshed cabinets, newer countertops and hardware that offer you to look out at your yard at the sink. Large windows throughout the home not only bring in an abundance of natural light but also offer picturesque and private views of the adjoining green space, providing a sense of serenity and connection to nature. Some of the windows have been changed out to vinyl. Upstairs, you'll find three well-sized bedrooms, perfect for family members or guests, and a full bathroom with ample storage space. The 1.5 bathrooms offer convenience and practicality for everyday living. With an unfinished basement, which presents a fantastic opportunity to customize the space exactly as you need. Whether you envision a cozy entertainment room, a home office, or a fitness area, the possibilities are endless for making this space your own. Outside, you'll appreciate the convenience of outdoor parking, ensuring your vehicle is easily accessible. Fenced yard and some gardening opportunities. The proximity to the green space offers an added layer of privacy, making this home feel even more like a pea...

Primary Bedroom 14.92 Ft x 9.67 Ft  
Bedroom 8.08 Ft x 11.50 Ft  
Bedroom 8.08 Ft x 11.50 Ft  
4pc Bathroom 4.92 Ft x 7.58 Ft

2pc Bathroom 4.67 Ft x 4.50 Ft  
Dining room 11.17 Ft x 9.58 Ft  
Kitchen 6.00 Ft x 11.33 Ft  
Foyer 6.17 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Solutions

<http://www.chaulkrealestate.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)