



## 2319 56 Street Calgary Alberta

\$315,900

Discover the perfect blend of comfort, style, & functionality in this beautifully upgraded 3-bedroom END UNIT townhouse, located in the well-established & family-friendly community of Pineridge. With smart upgrades throughout, this home offers exceptional value for buyers looking for turnkey convenience in an amenity-rich neighborhood. This is the PERFECT spot for a family, first-time home buyer or investor! Inside, you'll find upgraded vinyl windows throughout the unit, flooding the entire home with natural light. The remodeled kitchen (2022) features stylish white cabinetry, timeless wood countertops, & updated sleek stainless appliances. The kitchen & dining areas are bright & capture the morning sun while also offering a peaceful view of the private backyard. The dining area comfortably fits a full-sized table, while the spacious living room allows flexibility to create a home office, reading nook, or family lounge area. The kitchen flooring was also updated in 2022 & the bedroom laminate replaced in the last 5 years. The hardwood in the living room is hard to find these days & in great shape. Upstairs the generous primary bedroom offers a full-width double closet & tranquil views of the backyard. A full 4-piece bathroom upstairs & a convenient half-bath on the main level add to the functionality & both feature updated raised toilets. The home's lower level expands your living space even further with a large recreation room, a laundry closet with a newer dryer, & a large 4th bedroom with Huge closet & full egress window!. Enjoy peace of mind with major system updates including an updated furnace that has been maintained regularly & recently serviced. The hot water tank is approx 5 years old. Recent complex-wide improvements such as new fencing & fascia further elevate the appeal & value. The backyard is fully fenced, is very low-maintenance, & beautifully design...

Bedroom 15.42 Ft x 6.17 Ft

Recreational, Games room 16.25 Ft x 8.67 Ft

Living room 17.25 Ft x 11.33 Ft

Dining room 10.75 Ft x 9.75 Ft

Kitchen 8.92 Ft x 11.25 Ft

2pc Bathroom 4.83 Ft x 4.83 Ft

Primary Bedroom 14.83 Ft x 9.75 Ft

4pc Bathroom 5.25 Ft x 7.42 Ft

Bedroom 8.17 Ft x 11.42 Ft

Bedroom 8.67 Ft x 11.42 Ft

Listing Presented By:



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