



## 2319 56 Street Calgary Alberta

\$299,000

Charming & Spacious 3-Bedroom Townhome in the Heart of Pineridge - Ideal Location & Great Value! Discover comfort, convenience, and a sense of community in this beautifully maintained 3-bedroom, 1.5-bathroom townhome nestled in the well-established neighborhood of Pineridge, NE Calgary. Whether you're a first-time buyer, growing family, or savvy investor, this property offers an incredible opportunity to enjoy affordable living with all the essentials at your doorstep. Main Floor Living - Bright, Functional, and Inviting Step inside to a thoughtfully designed layout featuring a large, sun-filled living room that provides ample space for relaxing or entertaining guests. Adjacent to the living area is a bright dining room, perfectly placed next to the kitchen for effortless mealtime gatherings. The kitchen overlooks the fenced backyard, offering a lovely view while preparing meals and making it easy to keep an eye on kids or pets playing outside. Private Outdoor Space Enjoy your own fenced backyard, ideal for summer BBQs, gardening, or simply unwinding in your private outdoor retreat. There's also potential for creating a cozy patio or play area tailored to your needs. Convenient Parking No more parking hassles--your assigned stall (#55) is located directly in front of the home, offering ease and convenience for daily living. Upstairs Comfort - Room for Everyone Upstairs you'll find three generously sized bedrooms, each offering comfortable living space with ample closet storage. The full 4-piece bathroom is clean, functional, and well-lit. A convenient half-bathroom on the main floor adds extra ease for guests and family alike. Unfinished Basement - Endless Possibilities The full unfinished basement provides tons of potential to expand your living space. Whether you're dreaming of a home office, gym, recreation room, or extra storage, this blank canvas is ready for your vision...

Primary Bedroom 14.83 Ft x 9.75 Ft

Bedroom 11.50 Ft x 8.67 Ft

Bedroom 11.50 Ft x 8.17 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Living room 17.33 Ft x 11.33 Ft

Dining room 9.75 Ft x 8.92 Ft

Kitchen 11.50 Ft x 8.42 Ft

Foyer 5.08 Ft x 3.83 Ft

2pc Bathroom 4.75 Ft x 4.58 Ft

Listing Presented By:



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RE/MAX House of Real Estate



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