



# 3235 56 Street Calgary Alberta

\$284,900

INVESTOR ALERT: This end-unit townhouse town house is a generous size with 3 bedrooms and a four-piece bathroom on the second floor. The main floor includes a large county kitchen and a living / dining room. Exit the main level to the fenced back yard and you will a nice sized yard where you can enjoy barbequing year-round. Go downstairs to the basement and you will find a family room, a new 3-piece bathroom and a laundry / utility room. There are 2 assigned parking stalls right in front of the unit. This unit has new vinyl windows/ new furnace/new hot water tank / new exterior doors. The condo corporation has replaced the fencing and the roof in the complex over the last few years. This unit is perfect for first time buyers or investors looking for a rental property. GREAT LOCATION! Just a short walk to: library, schools, grocery stores and the leisure center. Close to public transit, Stoney Trail, Peter Lougheed hospital and other amenities. AVAILABLE FOR QUICK POSSESSION. Easy to show / Vacant. (id:6769)

Primary Bedroom 14.83 Ft x 8.92 Ft  
Bedroom 12.33 Ft x 8.42 Ft  
Bedroom 10.25 Ft x 10.42 Ft  
4pc Bathroom 4.92 Ft x 7.00 Ft  
3pc Bathroom 5.00 Ft x 8.42 Ft  
Laundry room 12.75 Ft x 8.83 Ft

Kitchen 11.92 Ft x 7.08 Ft  
Breakfast 5.92 Ft x 11.33 Ft  
Other 8.25 Ft x 3.42 Ft  
Other 4.67 Ft x 3.83 Ft  
Living room 10.25 Ft x 10.42 Ft

Listing Presented By:



Originally Listed by:  
THE REAL ESTATE COMPANY



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