



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2319 56 Street #41, Calgary T1Y 2M2**

MLS® #: **A2170176**

Area: **Pineridge**

Listing Date: **10/02/24**

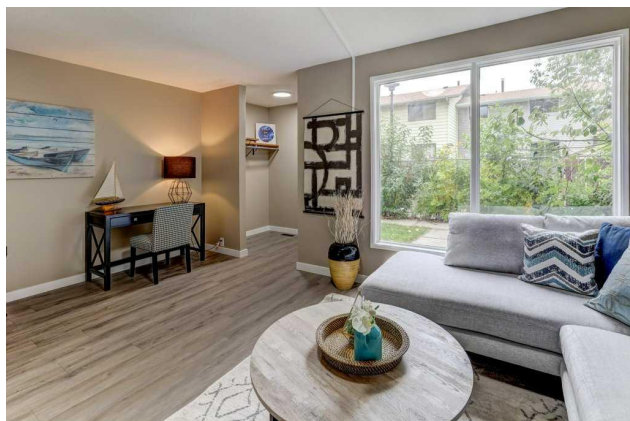
List Price: **\$328,000**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 29-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1976**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,071**  
Low Sqft:  
Ttl Sqft: **1,071**

DOM

**50**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Corner Lot,Front Yard,Level,Private,Views**  
Park Feat: **Assigned,Common,Guest,On Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **Laminate Counters,No Smoking Home,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`8" x 4`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`2" x 9`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>6`0" x 11`4"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`2" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`11" x 9`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`1" x 11`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`1" x 11`6"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 7`7"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$466

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 7610799

Remarks

Pub Rmks: **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 peaceful retreat. With its updates, spacious layout, and prime location next to lush greenery, this townhouse in Prineridge offers a rare opportunity to enjoy comfortable, stylish living in a beautiful setting. All that's left is to make it your own!**

Inclusions: N/A  
Property Listed By: Royal LePage Solutions

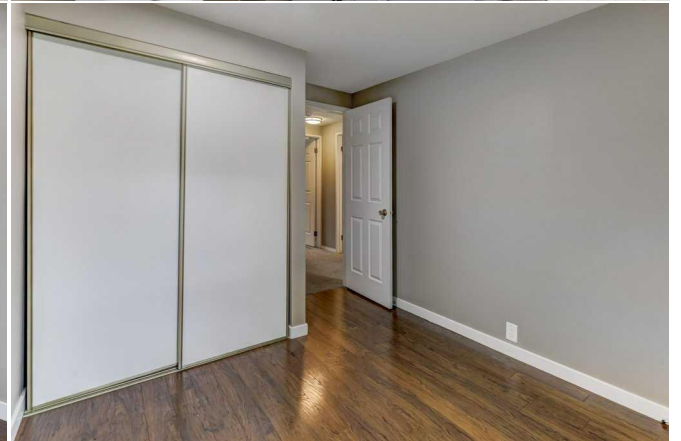
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**















**41-2319 56 St NE, Calgary, AB**

2nd Floor Exterior Area 818.25 sq ft  
Interior Area 483.67 sq ft



PREPARED: 2024-10-02

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**41-2319 56 St NE, Calgary, AB**

Main Floor Exterior Area 533.68 sq ft  
Interior Area 515.45 sq ft



PREPARED: 2024-10-02

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**41-2319 56 St NE, Calgary, AB**

Basement (Below Grade) Exterior Area 582.31 sq ft  
Interior Area 478.14 sq ft



PREPARED: 2024-10-02

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