



THE
A-TEAM

**RE/MAX
FIRST**

2423 56 Street #303, Calgary T1Y 2X6

MLS®#: **A2182206**

Area: **Pineridge**

Listing Date: **12/19/24**

List Price: **\$370,000**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,131**
Low Sqft:
Ttl Sqft: **1,131**

Level
Single Garage Attached

DOM

2

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
Int Feat: **Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`11" x 7`11"	Dining Room	Main	12`9" x 8`11"
Living Room	Main	19`2" x 11`7"	Bedroom	Main	11`3" x 9`0"
Bedroom - Primary	Upper	11`11" x 11`0"	Bedroom	Upper	12`11" x 7`6"
Family Room	Basement	15`6" x 14`7"	Flex Space	Basement	12`9" x 8`3"
2pc Bathroom	Main	4`6" x 4`2"	4pc Bathroom	Upper	8`6" x 4`11"
3pc Bathroom	Basement	6`0" x 5`3"	Furnace/Utility Room	Basement	13`9" x 6`11"

Legal/Tax/Financial

Condo Fee:
\$531

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **7711051**

Remarks

Pub Rmks: **This townhouse in Pineridge offers a well-thought-out layout starting with a welcoming entryway featuring a mirrored closet. The main floor includes a bedroom, which can also serve as a home office or play area, and a convenient half bathroom. The kitchen has been updated with modern appliances, glossy white cabinets, and a stylish backsplash. Adjacent to the kitchen, the dining area offers a bright and functional space for meals or entertaining, which flows naturally into the living room. The living area features vaulted ceilings and large sliding doors that bring in plenty of natural light and lead to the private backyard. Upstairs, there are two bedrooms, including a spacious primary bedroom, and a full 4pc bathroom that has been thoughtfully updated with a dual-sink vanity. The fully finished basement provides additional living space with a recreation room, a flex room, and extra storage. This home also includes a single attached garage and driveway parking. Located in Pineridge, it offers convenient access to shopping, schools, parks, Village Square Leisure Centre, and transit, making it a great choice for families or anyone seeking a practical location.**

Inclusions:
Property Listed By: **Wall mount for TV
Real Broker**

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







