



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3008 56 Street, Calgary T1Y2E8**

MLS®#: **A2185292**

Area: **Pineridge**

Listing Date: **01/03/25**

List Price: **\$565,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1975**

Lot Information

Lot Sz Ar: **5,328 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,383**

Low Sqft:

Ttl Sqft: **1,383**

DOM

**19**

Layout

Beds: **5 (3 2 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Detached,Off Street,RV Access/Parking**

Utilities and Features

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

Construction: **Brick,Wood Siding**  
Flooring: **Carpet,Laminate,Linoleum**  
Water Source:  
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator,Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`4" x 13`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`8" x 10`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 8`11"</b>
<b>Family Room</b>	<b>Main</b>	<b>17`3" x 8`4"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>11`8" x 11`7"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`4" x 11`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 10`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 8`11"</b>
<b>Living Room</b>	<b>Basement</b>	<b>36`5" x 10`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>15`11" x 13`10"</b>

**Bedroom**  
**4pc Bathroom**

**Basement**  
**Basement**

**9`11" x 8`6"**  
**8`4" x 5`4"**

**4pc Bathroom**

**Main**

**10`10" x 4`11"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7510078**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **INVESTORS!! THIS IS A GREAT FIXER UPPER/RENO PROJECT!! ALMOST 1400 SF MAIN LEVEL + ATTACHED COVERED SUNROOM AREA (NOT INCLUDED IN RMS). FULL BASEMENT SUITE (ILLEGAL) WITH SEPARATE SIDE ENTRANCE + DOUBLE REAR GARAGE . FULL LOT . FENCED. POTENTIAL UNLIMITED!! ACROSS VILLAGE SQUARE LEISURE CENTER, ALL LEVEL SCHOOLS BUS AT DOORSTEP TO SUNRIDGE LRT/MALL.**

Inclusions:  
Property Listed By: **NONE**  
**Real Estate Professionals Inc.**

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





