



THE
A-TEAM

**RE/MAX
FIRST**

2504 56 Street, Calgary T1Y 2E7

MLS®#: **A2188583**

Area: **Pineridge**

Listing Date: **01/17/25**

List Price: **\$669,999**

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: **5,446 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,151**

Low Sqft:

Ttl Sqft: **1,151**

DOM

5

Layout

Beds: **5 (3 2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Corner Lot,Landscaped**

Park Feat: **Double Garage Detached,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground,Private Yard**

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Ceramic Tile,Hardwood,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Cooktop,Electric Stove,Garage Control(s),Instant Hot Water,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings

Int Feat:

No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Vinyl Windows

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|-----------------|---------------------|--------------------------|-----------------|-----------------------|
| Entrance | Main | 9`9" x 4`8" | Living Room | Main | 11`6" x 17`11" |
| Dining Room | Main | 8`5" x 9`1" | Kitchen | Main | 15`5" x 12`2" |
| Mud Room | Main | 7`1" x 3`11" | Pantry | Main | 1`8" x 3`7" |
| 4pc Bathroom | Main | 9`6" x 5`0" | Bedroom | Main | 9`6" x 10`4" |
| Bedroom | Main | 8`7" x 11`0" | Bedroom - Primary | Main | 10`1" x 14`4" |
| Storage | Basement | 7`2" x 3`5" | Dining Room | Basement | 8`4" x 9`5" |
| Kitchen | Basement | 13`5" x 8`2" | Bedroom | Basement | 10`2" x 10`6" |

**Family Room
Laundry**

**Basement
Basement**

**12`7" x 11`9"
13`3" x 12`6"**

**3pc Bathroom
Bedroom**
Legal/Tax/Financial

**Basement
Basement**

**12`10" x 5`6"
9`7" x 12`10"**

Title:
Fee Simple
Legal Desc:

7510080

Zoning:
R-C1

Remarks

Pub Rmks:

Home is MOVE-IN-READY! Fully renovated & fully finished in the heart of Pineridge, close to shopping, school & Leisure Centre. Newly renovated bathrooms, upgraded insulation, new siding, new vinyl windows, new paint, light fixtures & tankless hot water tank!!! Large living room, dining room, 3 bedrooms & 4-piece bathroom completes the main floor. SEPARATE ENTRANCE to basement with kitchen, huge rec room, 3 more good sized BEDROOMS, 3-piece bathroom & laundry room. Home comes with double detached, heated & insulated garage!!! This is A MUST SEE!!! Come view this home today!!!

Inclusions:
Property Listed By:

**N/A
Diamond Realty & Associates LTD.**

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













