



THE
A-TEAM

**RE/MAX
FIRST**

3235 56 Street #1027, Calgary T1Y 2X7

MLS®#: **A2189483**

Area: **Pineridge**

Listing Date: **02/14/25**

List Price: **\$385,000**

Status: **Pending**

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:

Finished Floor Area

Abv Sqft: **1,148**
Low Sqft:
Ttl Sqft: **1,148**

DOM

8
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Landscaped,See Remarks**
Park Feat: **Assigned,Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`0" x 3`11"	Living/Dining Room Combination	Main	22`4" x 10`5"
Kitchen	Main	6`11" x 11`9"	Mud Room	Main	4`11" x 5`5"
Bedroom - Primary	Upper	9`0" x 14`9"	Bedroom	Upper	12`4" x 8`6"
Bedroom	Upper	9`7" x 10`6"	4pc Bathroom	Upper	5`0" x 7`6"
Living Room	Basement	13`0" x 14`10"	4pc Bathroom	Basement	4`11" x 7`4"
Laundry	Basement	6`5" x 11`5"	Furnace/Utility Room	Basement	6`7" x 6`8"
Storage	Basement	3`5" x 3`2"			

Condo Fee:
\$259

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7611177**

Remarks

Pub Rmks: **Rare End Unit in a Prime Pineridge Location! Step into this fully renovated gem, with a total of 1,478.3 square feet of living space, designed for both style and functionality! With vinyl plank flooring throughout, spacious living areas, and a fully finished basement, this home offers modern comfort at its finest. Boasting 2 full bathrooms and the convenience of 2 assigned parking stalls right at your front door, every detail is crafted for easy living. Located in the heart of Pineridge, you're just minutes away from schools, shopping, and transit, making this an unbeatable location. Call your favorite Realtor today before it's gone!**

Inclusions:
Property Listed By: **N/A**
CIR Realty

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









