



THE
A-TEAM

**RE/MAX
FIRST**

3219 56 Street #120, Calgary T1Y 3R3

MLS® #: **A2191250**

Area: **Pineridge**

Listing Date: **02/07/25**

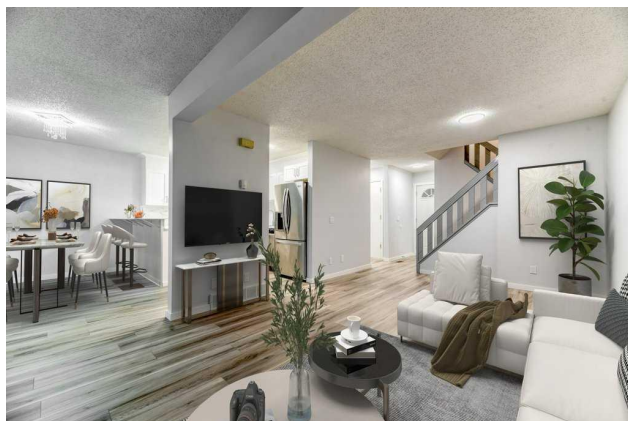
List Price: **\$395,000**

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:

Finished Floor Area

Abv Sqft: **1,211**
Low Sqft:
Ttl Sqft: **1,211**

DOM

69

Layout

Beds: **3 (3)**
Baths: **2.0 (1 2)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard,Low Maintenance Landscape,No Neighbours Behind
Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Courtyard,Playground,Private Yard**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Storage**
Utilities:

Room Information

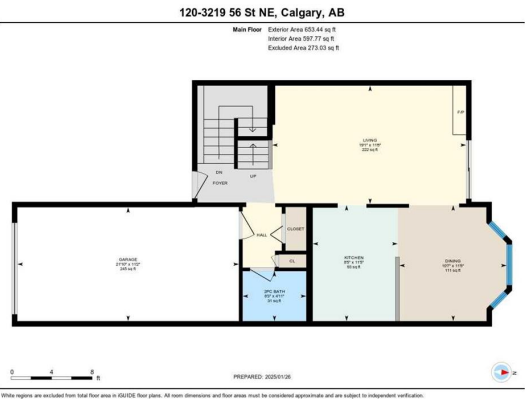
Room	Level	Dimensions
Living Room	Main	19`1" x 11`8"
Dining Room	Main	11`5" x 10`7"
Kitchen	Main	11`5" x 8`5"
2pc Bathroom	Main	6`3" x 4`11"
Game Room	Lower	22`8" x 20`6"
Laundry	Lower	11`7" x 6`8"

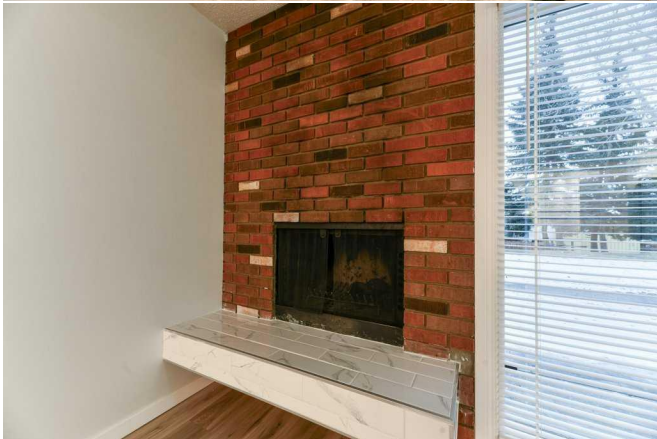
Room	Level	Dimensions
Bedroom - Primary	Upper	11`3" x 10`1"
Bedroom	Upper	11`3" x 9`10"
Bedroom	Upper	10`8" x 8`0"
2pc Ensuite bath	Upper	4`11" x 4`3"
4pc Bathroom	Upper	7`9" x 4`11"

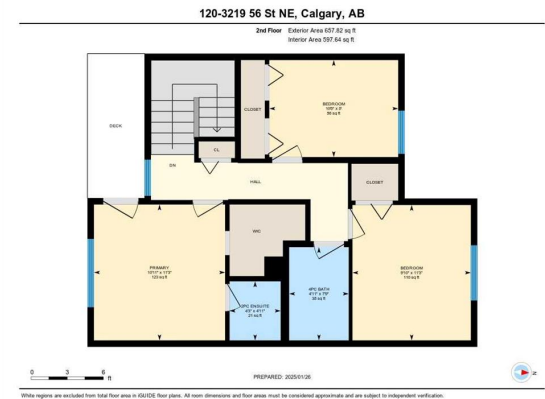
Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$513		Fee Simple		M-C1
		Fee Freq:		
		Monthly		
Legal Desc:	8910564			
		Remarks		
Pub Rmks:	Fully renovated townhouse with attached garage, backing onto green space and walking distance to amenities, shopping, playground, schools & public transit. This beautiful BRIGHT & FULLY FINISHED unit offers nearly 1800sqft of impeccable living space in an OPEN FLOOR PLAN presenting a spacious living room which flows really well with the casual dining area and well-equipped kitchen boasting NEW CABINETS/COUNTERTOPS, stainless steel appliances & plenty of storage space. The master bedroom features a walk-in closet, 2pc ensuite & SUNNY SOUTH FACING BALCONY. Two more bedrooms separated by the main 4pc bathroom complete this level. Brand new renos include an upgraded kitchen, finished basement, stylish décor, paint & vinyl plank flooring. AMAZING LOCATION with easy access to all major routes and close to schools, shopping, amenities, rec center, public library, playground & public transit makes this a perfect family home!			
Inclusions:	N/A			
Property Listed By:	MaxWell Capital Realty			

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









120-3219 56 St NE, Calgary, AB

Basement (Below Grade) Exterior Area 103.34 sq ft
Interior Area 538.19 sq ft



0 2 4
PREPARED: 2025/10/16
White regions are excluded from total floor area in R24/06 floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

