



THE
A-TEAM

**RE/MAX
FIRST**

2423 56 Street #305, Calgary T1Y2X7

MLS®#: **A2192867**

Area: **Pineridge**

Listing Date: **02/21/25**

List Price: **\$360,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 21-Mar**

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

51
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Level**
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Stove(s),Washer,Window Coverings**
Int Feat: **Granite Counters,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`4" x 7`10"
Living Room	Main	19`2" x 11`4"
Den	Basement	9`7" x 8`1"
2pc Bathroom	Basement	7`11" x 4`0"
Bedroom	Upper	9`11" x 8`3"
3pc Ensuite bath	Upper	5`7" x 5`6"

Room	Level	Dimensions
Dining Room	Main	12`2" x 9`3"
Game Room	Basement	17`8" x 10`1"
Laundry	Basement	11`4" x 7`10"
Bedroom - Primary	Upper	13`3" x 11`6"
Bedroom	Upper	12`0" x 8`11"
4pc Bathroom	Upper	8`11" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$648

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **7711051**

Remarks

Pub Rmks: **This well-maintained townhouse in Pineridge offers a functional layout with plenty of space for everyday living. The main floor features a bright kitchen with updated granite countertops, white appliances, and a pass-through to the dining area. The dining room flows seamlessly into a spacious living area, where large windows and sliding doors bring in natural light and provide access to a fenced deck with room to relax. Upstairs, you'll find three bedrooms, including a generously sized primary suite with its own ensuite and walk-in closet. A full 4-piece bathroom serves the other two bedrooms. The fully finished basement expands the living space with a large rec room, a flex area, a half bathroom, and additional storage. This home also includes a single attached garage with a full driveway, offering parking for two vehicles. Key updates over the years include window and patio door replacements. Located close to shopping, schools, parks, and Village Square Leisure Centre, with easy access to major roads like 16th Ave, McKnight Blvd, and Stoney Trail, this home is a great option for those looking for space, convenience, and a practical layout.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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







