



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3219 56 Street #144, Calgary T1Y 3R3**

MLS® #: **A2197223**      Area: **Pineridge**      Listing Date: **02/26/25**      List Price: **\$374,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1976**

Finished Floor Area  
 Abv Sqft: **1,174**  
 Low Sqft:  
 Ttl Sqft: **1,174**

DOM

**0**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (1 2)**  
 Style: **2 Storey**

Lot Information

Lot Sz Ar:  
 Lot Shape:

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

Access:  
 Lot Feat: **Front Yard**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco, Wood Siding**  
 Heating: **Forced Air**      Flooring: **Carpet, Vinyl, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer**  
 Int Feat: **Breakfast Bar, No Smoking Home, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom</b>	<b>Second</b>	<b>36`4" x 32`0"</b>	<b>Balcony</b>	<b>Second</b>	<b>38`10" x 11`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>36`8" x 35`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>36`8" x 30`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>36`8" x 24`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>62`1" x 37`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>35`6" x 26`6"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>16`2" x 20`9"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>16`2" x 25`8"</b>	<b>2pc Ensuite bath</b>	<b>Second</b>	<b>16`2" x 13`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$515**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1 d100**

Legal Desc: **8910564**

Remarks

Pub Rmks: **Location, Location! Walk into this large 3-bedroom end unit condo and enjoy the soft light streaming in through the East and South windows. The main level has a large well-equipped kitchen with plenty of cupboard and counter space. The kitchen flows into a large South facing dining room with lots of space for a large dining room table and sideboard. Enjoy spending time in your open concept large living room which has a fireplace (gas). Around the corner on the main level is a 2-piece bath. Walk upstairs and you will be greeted by 3 large bedrooms and 4-piece bathroom, The master bedroom has a walk-in closet, a 2-piece bath, and a walk out balcony, where you can enjoy your morning coffee. This home has an attached single garage with a remote-control door opener. There is also a second parking stall in front of the garage. This is a well managed and well-kept condo complex close to all amenities such as schools, shopping, transit, and the Peter Lougheed hospital. Quick access to major traffic routes such as Stoney Trail and Deerfoot Trail. Ideal home for first time buyers or investors. Investors - Current tenants are willing to stay / lease expires June 1 /25**

Inclusions: **none**  
Property Listed By: **TREC The Real Estate Company**

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





