

# \$395,000 - 120, 3219 56 Street Ne, Calgary

MLS® #A2191250

**\$395,000**

3 Bedroom, 3.00 Bathroom, 1,211 sqft  
Residential on 0.00 Acres

Pineridge, Calgary, Alberta

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!

Built in 1976

## Essential Information

MLS® #	A2191250
Price	\$395,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1



Half Baths	2
Square Footage	1,211
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	120, 3219 56 Street Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 3R3

### **Amenities**

Amenities	Park, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Bar Fridge
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Playground, Private Yard, Courtyard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, No Neighbours Behind

Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 7th, 2025
Days on Market	58
Zoning	M-C1

### **Listing Details**

Listing Office	MaxWell Capital Realty
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