

# \$360,000 - 305, 2423 56 Street Ne, Calgary

MLS® #A2192867

**\$360,000**

3 Bedroom, 3.00 Bathroom, 1,212 sqft

Residential on 0.00 Acres

Pineridge, Calgary, Alberta

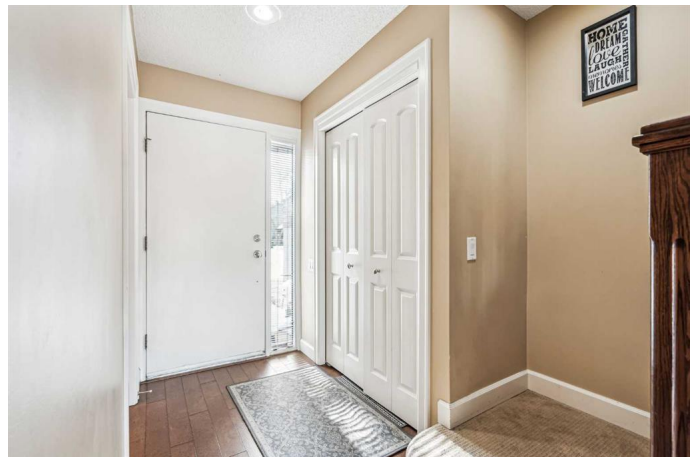
This well-maintained townhouse in Pineridge offers a functional layout with plenty of space for everyday living. The main floor features a bright kitchen with updated granite countertops, white appliances, and a pass-through to the dining area. The dining room flows seamlessly into a spacious living area, where large windows and sliding doors bring in natural light and provide access to a fenced deck with room to relax.

Upstairs, youâ€™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.

Built in 1976

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2192867      |
| Price          | \$360,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,212         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 305, 2423 56 Street Ne |
| Subdivision | Pineridge              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T1Y2X7                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, See Remarks  |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Stove(s), Window Coverings, Dryer, Washer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                         |
|-----------------|-------------------------|
| Lot Description | Level                   |
| Roof            | Asphalt Shingle         |
| Construction    | Wood Frame, Wood Siding |
| Foundation      | Poured Concrete         |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 75                  |
| Zoning         | M-CG                |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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