

# \$359,999 - 301, 2423 56 Street Ne, Calgary

MLS® #A2239223

**\$359,999**

3 Bedroom, 3.00 Bathroom, 1,221 sqft

Residential on 0.00 Acres

Pineridge, Calgary, Alberta

This property is a hidden gem with a freshly painted interior, updated hardware, modern electrical outlets plus new carpet and flooring. This townhouse boasts 3 bedrooms and 2.5 bathrooms, featuring an open floorplan that seamlessly integrates daily activities such as cooking, dining, and entertaining. The living room flows effortlessly onto a composite deck through glass panel doors, providing a scenic view and backs onto The Village Square Leisure Centre. Situated at the end of the complex, this home showcases a luminous and architecturally appealing design. It houses two generously sized bedrooms, alongside a spacious primary bedroom complete with a it's own private ensuite bathroom and an expansive walk-in closet. The basement adds an extra living space and a supplementary storage room. Rest easy knowing that the essential systems have been well maintained, plus the furnace and hot water tank were upgraded in 2020. Additionally, the attached gas heated garage ensures a warm welcome during chilly winters. This property offers unbeatable value, an ideal location, and utmost convenience. Don't miss out on this excellent opportunity to buy your first home or an investment property in the competitive Calgary market! Come check out today!! You'll be glad you did!

Built in 1976

## Essential Information



MLS® #	A2239223
Price	\$359,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,221
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	301, 2423 56 Street Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2X6

### Amenities

Amenities	Fitness Center, Playground, Recreation Facilities
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, Laminate Counters, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Playground, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Front Yard, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	1
Zoning	M-CG d50

### **Listing Details**

Listing Office	Beeline Realty
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