

# \$309,900 - 92, 2319 56 Street Ne, Calgary

MLS® #A2213533

**\$309,900**

3 Bedroom, 2.00 Bathroom, 1,106 sqft

Residential on 0.00 Acres

Pineridge, Calgary, Alberta

BACK ON THE MARKET DUE TO BUYER FAILING TO SECURE FINANCING! \*\*See 3D Tour!!\*\* Why rent when you can own? This renovated 3-bedroom townhome in Pineridge Gardens offers exceptional value and low-maintenance living at an accessible price point. Inside, you'll appreciate the no-carpet flooring throughout, perfect for allergy-conscious buyers or savvy investors looking for a durable rental. The main floor features a spacious living and dining area, an updated kitchen with granite countertops and modern cabinets, and a convenient 2-piece bathroom. Upstairs, enjoy three well-sized bedrooms and a refreshed full bath. The fully finished basement expands your living space with room for a home gym, rec area, or workspace—and a little TLC could go a long way. Located in a well-managed complex near schools, parks, playgrounds, Village Square Leisure Centre, shopping, and the Rundle CTrain station, this is a smart opportunity to get into the Calgary market or expand your portfolio. Act fast—homes like this don't last long!



Built in 1975

## Essential Information

MLS® # A2213533

Price \$309,900

Bedrooms 3

Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,106
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	92, 2319 56 Street Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2M2

### Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Granite Counters
Appliances	Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 21st, 2025

Days on Market            31

Zoning                        M-C1

### **Listing Details**

Listing Office                CIR Realty

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