

# \$299,000 - 55, 2319 56 Street Ne, Calgary

MLS® #A2234058

**\$299,000**

3 Bedroom, 2.00 Bathroom, 1,079 sqft

Residential on 0.00 Acres

Pineridge, Calgary, Alberta

Charming & Spacious 3-Bedroom Townhome in the Heart of Pineridge – Ideal Location & Great Value!

Discover comfort, convenience, and a sense of community in this beautifully maintained 3-bedroom, 1.5-bathroom townhome nestled in the well-established neighborhood of Pineridge, NE Calgary. Whether you're a first-time buyer, growing family, or savvy investor, this property offers an incredible opportunity to enjoy affordable living with all the essentials at your doorstep.

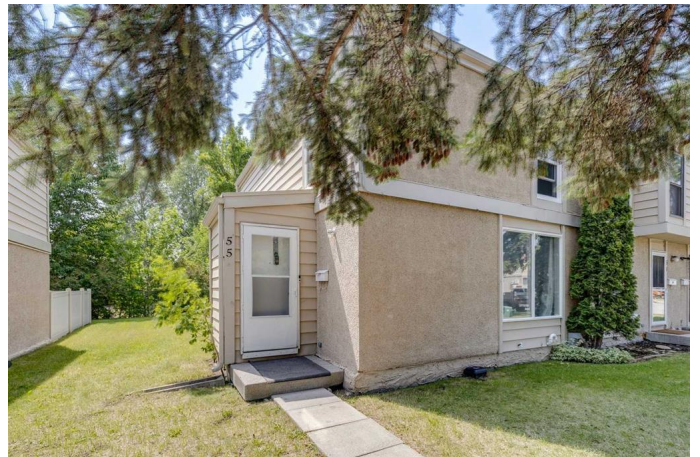
Main Floor Living – Bright, Functional, and Inviting

Step inside to a thoughtfully designed layout featuring a large, sun-filled living room that provides ample space for relaxing or entertaining guests. Adjacent to the living area is a bright dining room, perfectly placed next to the kitchen for effortless mealtime gatherings. The kitchen overlooks the fenced backyard, offering a lovely view while preparing meals and making it easy to keep an eye on kids or pets playing outside.

Private Outdoor Space

Enjoy your own fenced backyard, ideal for summer BBQs, gardening, or simply unwinding in your private outdoor retreat. There's also potential for creating a cozy patio or play area tailored to your needs.

Convenient Parking



No more parking hasslesâ€”your assigned stall (#55) is located directly in front of the home, offering ease and convenience for daily living.

**Upstairs Comfort â€” Room for Everyone**  
Upstairs you'll find three generously sized bedrooms, each offering comfortable living space with ample closet storage. The full 4-piece bathroom is clean, functional, and well-lit. A convenient half-bathroom on the main floor adds extra ease for guests and family alike.

**Unfinished Basement â€” Endless Possibilities**  
The full unfinished basement provides tons of potential to expand your living space. Whether you're dreaming of a home office, gym, recreation room, or extra storage, this blank canvas is ready for your vision.

**Unbeatable Location â€” Walkable and Well-Connected**  
Enjoy the best of urban convenience and suburban charm. This townhome is just a short walk to:

Lester B. Pearson High School

Village Square Leisure Centre â€” with a wave pool, library, fitness center, and more

CO-OP Grocery Store

Nearby parks, playgrounds, and walking trails

Commuters will love the quick access to multiple bus routes leading to Rundle and Marlborough LRT stations, making it easy to travel throughout the city. You're also only a short drive from Peter Lougheed Hospital, major shopping centers, restaurants, and other essential services.

**A Perfect Place to Call Home**

This move-in-ready townhome offers a great balance of affordability, space, and location. Whether you're starting your homeownership journey or expanding your investment portfolio, this is an opportunity you don't want to miss!

Built in 1975

### Essential Information

MLS® #	A2234058
Price	\$299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,079
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	55, 2319 56 Street Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2M2

### Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	No Animal Home, No Smoking Home
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Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 24th, 2025
Days on Market	11
Zoning	M-C1 d100

## Listing Details

Listing Office	RE/MAX House of Real Estate
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