

# \$310,000 - 105, 2319 56 Street Ne, Calgary

MLS® #A2230781

**\$310,000**

4 Bedroom, 2.00 Bathroom, 1,108 sqft

Residential on 0.00 Acres

Pineridge, Calgary, Alberta

Discover the perfect blend of comfort, style, & functionality in this beautifully upgraded 3-bedroom END UNIT townhouse, located in the well-established & family-friendly community of Pineridge. With smart upgrades throughout, this home offers exceptional value for buyers looking for turnkey convenience in an amenity-rich neighborhood. This is the PERFECT spot for a family, first-time home buyer or investor! Inside, youâ€™ll find upgraded vinyl windows throughout the unit, flooding the entire home with natural light. The remodeled kitchen (2022) features stylish white cabinetry, timeless wood countertops, & updated sleek stainless appliances. The kitchen & dining areas are bright & capture the morning sun while also offering a peaceful view of the private backyard. The dining area comfortably fits a full-sized table, while the spacious living room allows flexibility to create a home office, reading nook, or family lounge area. The kitchen flooring was also updated in 2022 & the bedroom laminate replaced in the last 5 years. The hardwood in the living room is hard to find these days & in great shape. Upstairs the generous primary bedroom offers a full-width double closet & tranquil views of the backyard. A full 4-piece bathroom upstairs & a convenient half-bath on the main level add to the functionality & both feature updated raised toilets. The homeâ€™s lower level expands your living space even further with a large recreation room, a laundry closet with a newer dryer, & a large 4th bedroom with Huge



closet & full egress window!. Enjoy peace of mind with major system updates including an updated furnace that has been maintained regularly & recently serviced. The hot water tank is approx 5 years old. Recent complex-wide improvements such as new fencing & fascia further elevate the appeal & value. The backyard is fully fenced, is very low-maintenance, & beautifully designed with turf & planter beds â€” ideal for pets, kids, or simply enjoying quiet outdoor moments. Your assigned parking stall is located just behind the backyard gate, & thereâ€™s ample visitor parking right out front for convenience. Pineridge Square is a quiet, pet-friendly complex (restrictions) that is perfectly positioned near everything a growing family or busy professional needs. Multiple schools for all ages (K-12) are walkable within Pineridge. Village Square Leisure Centre offers year-round swimming, skating & programs. Nature lovers will enjoy the nearby off-leash dog park, tennis courts, & outdoor rink. Shopping & essential services including Save-On Foods, FreshCo, Superstore, & Costco are just a short drive away. Enjoy quick access to Stoney Trail, 16th Avenue, & Deerfoot Trail & the nearby Rundle C-Train station & 36 Street shopping district add even more convenience to your everyday life. With its ideal location, thoughtful updates, & move-in ready condition, this townhouse is more than just a place to live â€” itâ€™s a smart investment in lifestyle, comfort, & community. Book your showing today!

Built in 1975

### **Essential Information**

MLS® #	A2230781
Price	\$310,000
Bedrooms	4

Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,108
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	105, 2319 56 Street Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2M2

### Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 14th, 2025

Days on Market            30

Zoning                        M-C1 d100

### **Listing Details**

Listing Office               RE/MAX iRealty Innovations

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