

53, 2319 56 Street NE
Calgary, Alberta

MLS # A2164016



\$359,000

Division:	Pineridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,082 sq.ft.	Age:	1975 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Exhaust Fan, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 460
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Welcome to this gorgeous 3 bedroom 2 storey well maintained home where modern living meets elegance. Starting with laminate on the main floor right from the bright, open living room to the spacious kitchen and dining room. Be prepared to be amazed at the kitchen with top of the line cabinetry, stainless steel appliance package, and the 2 piece bath complimented the main floor. The upper floor has 3 good size bedrooms and a 4 piece bath with elegant tub surround and quartz vanity. The fully finished basement comes with a huge family room and a den. The south facing backyard is very private and backs onto a walk path. Located just steps away from bus, schools, sports complex, shopping centre and Peter Lougheed Hospital. Call you favourite Realtor now to view!