

**303, 2423 56 Street NE**  
**Calgary, Alberta**

**MLS # A2182206**



**\$370,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,132 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 531
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** Wall mount for TV

This townhouse in Pineridge offers a well-thought-out layout starting with a welcoming entryway featuring a mirrored closet. The main floor includes a bedroom, which can also serve as a home office or play area, and a convenient half bathroom. The kitchen has been updated with modern appliances, glossy white cabinets, and a stylish backsplash. Adjacent to the kitchen, the dining area offers a bright and functional space for meals or entertaining, which flows naturally into the living room. The living area features vaulted ceilings and large sliding doors that bring in plenty of natural light and lead to the private backyard. Upstairs, there are two bedrooms, including a spacious primary bedroom, and a full 4pc bathroom that has been thoughtfully updated with a dual-sink vanity. The fully finished basement provides additional living space with a recreation room, a flex room, and extra storage. This home also includes a single attached garage and driveway parking. Located in Pineridge, it offers convenient access to shopping, schools, parks, Village Square Leisure Centre, and transit, making it a great choice for families or anyone seeking a practical location.