

3008 56 Street NE
Calgary, Alberta

MLS # A2185292



\$565,000

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,384 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Street Lighting, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

INVESTORS!! THIS IS A GREAT FIXER UPPER/RENO PROJECT!! ALMOST 1400 SF MAIN LEVEL + ATTACHED COVERED SUNROOM AREA (NOT INCLUDED IN RMS). FULL BASEMENT SUITE (ILLEGAL) WITH SEPARATE SIDE ENTRANCE + DOUBLE REAR GARAGE . FULL LOT . FENCED. POTENTIAL UNLIMITED!! ACROSS VILLAGE SQUARE LEISURE CENTER, ALL LEVEL SCHOOLS BUS AT DOORSTEP TO SUNRIDGE LRT/MALL.