

**144, 3219 56 Street NE**  
**Calgary, Alberta**

**MLS # A2197223**



**\$374,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,174 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 515
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home, Storage		

**Inclusions:** none

Location, Location! Walk into this large 3-bedroom end unit condo and enjoy the soft light streaming in through the East and South windows. The main level has a large well-equipped kitchen with plenty of cupboard and counter space. The kitchen flows into a large South facing dining room with lots of space for a large dining room table and sideboard. Enjoy spending time in your open concept large living room which has a fireplace (gas). Around the corner on the main level is a 2-piece bath. Walk upstairs and you will be greeted by 3 large bedrooms and 4-piece bathroom, The master bedroom has a walk-in closet, a 2-piece bath, and a walk out balcony, where you can enjoy your morning coffee. This home has an attached single garage with a remote-control door opener. There is also a second parking stall in front of the garage.

This is a well managed and well-kept condo complex close to all amenities such as schools, shopping, transit, and the Peter Lougheed hospital. Quick access to major traffic routes such as Stoney Trail and Deerfoot Trail. Ideal home for first time buyers or investors. Investors - Current tenants are willing to stay / lease expires June 1 /25