

132, 3219 56 Street NE
Calgary, Alberta

MLS # A2218483



\$374,900

Division:	Pineridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,189 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 513
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: TV wall mount in basement, Treadmill, Entertainment console in Basement

OPEN HOUSE ALERT SATURDAY MAY 10, 11:00 TO 3:00 PM *** A TOTAL GEM IN PARKSIDE ESTATES! This isn't just a home—it's a delightful discovery tucked into one of the friendliest neighbourhoods around! With 3 spacious bedrooms, 3 bathrooms (yep, 1 full + 2 handy half baths), and park views for days, this 2-storey stunner is ready to become your new happy place. Let's talk perks: Backs onto a park—hello, nature at your doorstep! Single attached garage with remote + keypad entry (because keys are so last season). Newer vinyl windows, Fresh Paint + upgraded flooring on the second floor. Fresh air ventilation system + pre-wired home theatre in the basement = Netflix and fresh air? Yes please. Upstairs you'll find 3 good-sized bedrooms—including a primary with private balcony for those dreamy summer evenings. Step outside through sliding doors to your lovely patio—sunny in the AM, shady in the PM. It's the perfect combo. Walking distance to everything you need: Baseball diamonds, Soccer Fields, Loads of green space, Schools, Shopping, and the Village Square Leisure Centre are just minutes away. Parkside Estates is a well-run, well-loved complex—and this home is ready for its next chapter. Come see why this one's a keeper!