

**120, 3219 56 Street NE**  
**Calgary, Alberta**

**MLS # A2191250**



**\$395,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,211 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>	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 513
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Storage		

**Inclusions:** N/A

Fully renovated townhouse with attached garage, backing onto green space and walking distance to amenities, shopping, playground, schools & public transit. This beautiful BRIGHT & FULLY FINISHED unit offers nearly 1800sqft of impeccable living space in an OPEN FLOOR PLAN presenting a spacious living room which flows really well with the casual dining area and well-equipped kitchen boasting NEW CABINETS/COUNTERTOPS, stainless steel appliances & plenty of storage space. The master bedroom features a walk-in closet, 2pc ensuite & SUNNY SOUTH FACING BALCONY. Two more bedrooms separated by the main 4pc bathroom complete this level. Brand new renos include an upgraded kitchen, finished basement, stylish décor, paint & vinyl plank flooring. AMAZING LOCATION with easy access to all major routes and close to schools, shopping, amenities, rec center, public library, playground & public transit makes this a perfect family home!