

# \$374,900 - 132, 3219 56 Street Ne, Calgary

MLS® #A2218483

**\$374,900**

3 Bedroom, 3.00 Bathroom, 1,189 sqft

Residential on 0.00 Acres

Pineridge, Calgary, Alberta

\*\*\*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!

Built in 1976

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2218483      |
| Price          | \$374,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,189         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 132, 3219 56 Street Ne |
| Subdivision | Pineridge              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T1Y 3R3                |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Single Garage Attached               |
| # of Garages   | 1                                    |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                         |
| Appliances        | Convection Oven, Dishwasher, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                              |
| Cooling           | None                                                                                                    |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Wood Burning   |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | None                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                         |
| Construction      | Stucco, Wood Siding                     |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 3             |
| Zoning         | M-C1          |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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