

# \$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	Dishwasher, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Convection Oven
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	15
Zoning	M-C1

## Listing Details

Listing Office	CIR Realty
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