



\$ 359,999.00

## 3008 56 STREET NE CALGARY

<https://paulbrinton.com>

Awesome investment property located in the heart of Pineridge at 3008 56 Street NE. Centrally located this home is steps from the leisure center, shopping, library and close to all amenities. This rare large bungalow with over 1500 sq ft on the main floor offers 3 upper bedrooms, family room...

- 4 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1120416

**Type:** Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-02 19:34:14

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 06/22/21

**Lot size:** 5328 sq ft

**Year built:** 1975

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Water Source:** Public

**Community Features:** Playground

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** See Remarks

**Roof Type:** Asphalt Shingle

**Total Parking:** 2

**Flooring:** Carpet,Ceramic Tile

**Fireplace Features:** Gas Log

**Exterior Features:** None

**District:** CAL Zone NE

**Inclusions:** Some appliances owned by tenant

**Lot Features:** Rectangular Lot

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Multiple Locations

**Levels:** One

**Zoning:** R-C1



**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 8

**Construction Materials:** Brick,Wood  
Frame,Wood Siding

**Foundation:** Poured Concrete

**Appliances:** ENERGY STAR Qualified  
Dishwasher

**Subdivision Name:** Pineridge

**Lot Size Acres:** 0.12

**List Price Square Foot:** \$ 260.86

**Photo Count:** 41

**Unit Exposure:** W

**Suite:** Suite - Illegal

**Frontage Metres:** 15.81M 51`10"

**Living Area SF:** 1533.00

**Structure Type:** House

