

# \$322,500 - 1037, 3235 56 Street Ne, Calgary

MLS® #A2246607

**\$322,500**

3 Bedroom, 1.00 Bathroom, 1,138 sqft

Residential on 0.00 Acres

Pineridge, Calgary, Alberta

Opportunity Knocks in Pineridge â€”  
3-Bedroom Townhome with Private Yard!

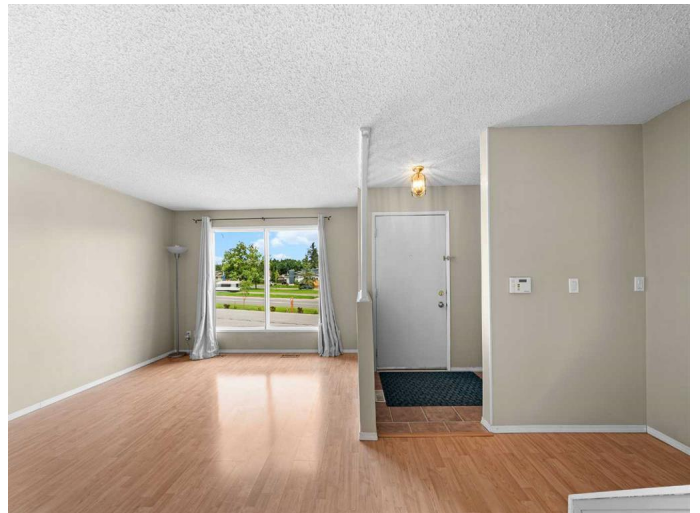
Welcome to 1037 â€” 3235 56 Street NE, a fantastic opportunity for first-time buyers, investors, or renovators looking to get into the Calgary market. This 3-bedroom, 1-bathroom townhouse offers solid bones, a functional layout, and amazing potential to update and make it your own.

Located in the heart of Pineridge, you'll love the convenience of nearby schools, shopping, parks, and transit, all within walking distance. Easy access to Stoney Trail, 16th Avenue, and Memorial Drive makes commuting anywhere in the city a breeze.

The main level features a spacious living room and dining area, with large windows that bring in plenty of natural light. Upstairs, youâ€™ll find three comfortably sized bedrooms and a full bathroom. The partially finished basement adds flexible space for a rec room, home office, or future development.

Step outside to your own private fenced yardâ€”ideal for pets, gardening, or simply enjoying the outdoors. Whether you're looking to personalize your living space or renovate for resale, this home offers a great location, great layout, and even greater potential.

Donâ€™t miss your chance to add value and



build equity in this well-located Pineridge property”book your showing today!

Built in 1976

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2246607      |
| Price          | \$322,500     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,138         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1037, 3235 56 Street Ne |
| Subdivision | Pineridge               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y 2X7                 |

Amenities

|                |         |
|----------------|---------|
| Amenities      | Parking |
| Parking Spaces | 2       |
| Parking        | Stall   |

Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Storage, Laminate Counters                  |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                  |
| Cooling           | None                                        |
| Has Basement      | Yes                                         |
| Basement          | Full, Partially Finished                    |

**Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Other                     |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 7                |
| Zoning         | M-C1 d100        |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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