

# \$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!

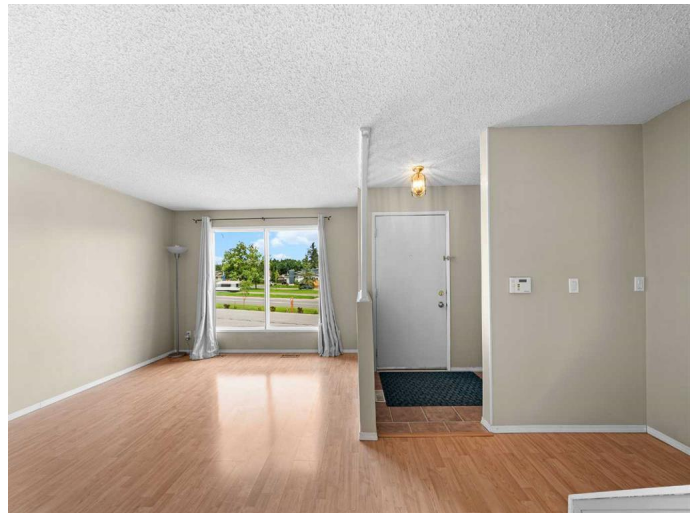
Welcome to 1037 â€“ 3235 56 Street NE, a fantastic opportunity for first-time buyers, investors, or renovators looking to get into the Calgary market. This 3-bedroom, 1-bathroom townhouse offers solid bones, a functional layout, and amazing potential to update and make it your own.

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 propertyâ€”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	Laminate Counters, Storage
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	2
Zoning	M-C1 d100

**Listing Details**

Listing Office	Royal LePage Benchmark
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