

**RE/MAX**  
GRANDE PRAIRIE



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2319 56 Street NE  
Calgary, Alberta

MLS # A2279257



**\$254,900**

Division:	Pineridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,096 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, City Lot, Lawn, Standard Shaped Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 488
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	See Remarks		
Inclusions:	na		

Savvy buyers look at this!! Big upside here, 3 bedroom, 2 storey townhouse, great location, owner occupied. Partial development down. Some elbow grease and TLC is needed. Easy to show, seller occupied, notice is a must as dogs need to be put outside.