\$500,000 - 307 56 Avenue Ne, Calgary

MLS® #A2223303

\$500,000

3 Bedroom, 2.00 Bathroom, 1,156 sqft Residential on 0.08 Acres

Thorncliffe, Calgary, Alberta

Move-In Ready Family Home in the Heart of Thorncliffe!

OPEN HOUSE CANCELED!!! Welcome to this beautifully updated 2-storey home in the centrally located and family-friendly community of Thorncliffe! Lovingly maintained and fully renovated over the past few years, this home is truly move-in ready inside and out. With major upgrades including new windows, furnace, and hot water tank, you can enjoy peace of mind and modern comfort from day one.

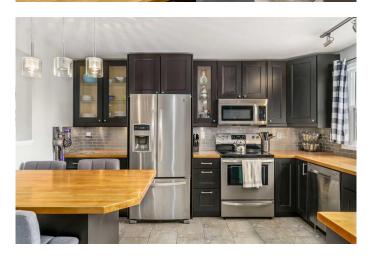
Step inside to a bright, open-concept main floor that's ideal for everyday family living and easy entertaining. The stylish kitchen features stainless steel appliances, ample cabinet and counter space, and a functional island â€" the perfect spot for kids' breakfasts or prepping meals. A large window over the sink brings in beautiful natural light and offers a lovely view of your sunny south-facing backyard.

The cozy living room is filled with warmth, showcasing natural hardwood floors and a large front window that floods the space with light. Upstairs, you'II find three generously sized bedrooms, all with new windows, and a modern 4-piece bathroom â€" perfect for growing families.

The fully finished lower level offers a spacious







rec room or flex area â€" great for a kids' playroom, home office, or family movie nights.

Outside, your private backyard oasis awaits! Enjoy summer BBQs on the concrete patio, let the kids and pets run free in the grassy yard, and take advantage of the oversized single garage for extra storage or workshop space. There's also plenty of parking, including a paved side pad large enough for two extra vehicles or an RV/trailer.

Located just steps from schools, shopping, parks, transit, and the community centre â€" plus quick access to downtown and the airport â€" this home truly checks all the boxes for busy families. You're even walking distance to greenspaces and the local disc golf course!

Don't miss your chance to settle into a home where lifestyle, location, and family comfort come together perfectly.

Built in 1963

Essential Information

MLS® # A2223303 Price \$500,000

Bedrooms 3

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,156

Acres 0.08 Year Built 1963

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 307 56 Avenue Ne

Subdivision Thorncliffe

City Calgary
County Calgary
Province Alberta
Postal Code T2K 0L3

Amenities

Parking Spaces 1

Parking Additional Parking, Alley Access, Driveway, Paved, RV Access/Parking,

Single Garage Detached, See Remarks

of Garages 1

Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Other

Lot Description Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance

Landscape, Private, Rectangular Lot, See Remarks

Roof Asphalt

Construction Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 22nd, 2025

Days on Market 9

Zoning RC-2

Listing Details

Listing Office Real Broker

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