

\$669,900 - 316 56 Avenue Ne, Calgary

MLS® #A2221727

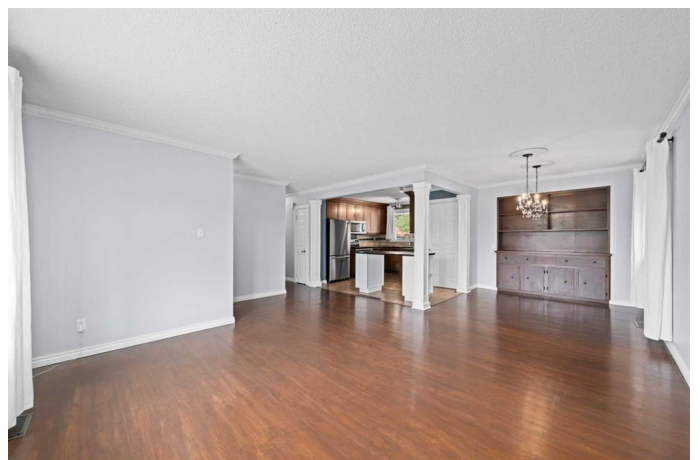
\$669,900

5 Bedroom, 3.00 Bathroom, 1,078 sqft

Residential on 0.13 Acres

Thornccliffe, Calgary, Alberta

SOUTH FACING R-CG, CORNER LOT NEXT TO THE RIDGE AND DOG PARK! This bright and versatile bungalow is tucked onto a sunny south-facing corner lot in Thornccliffe and offers a fully legal 2-bedroom basement suite, making it an ideal setup for homeowners, investors, or multi-generational living. The main floor offers a spacious, open-concept layout where the living room, dining area, and kitchen flow seamlessly together—perfect for daily life or entertaining. The kitchen is tastefully updated with dark wood cabinetry, granite tile countertops, and stainless steel appliances, while details like crown molding, decorative tile ceilings, and classic columns add timeless character. You™ll find three generous bedrooms upstairs, including a primary suite with a private 2-piece ensuite, all finished in soft, modern tones. Downstairs, the legal 2-bedroom suite is flooded with natural light thanks to oversized windows, and features a modern kitchen, full bath, and a large, comfortable living area—ideal for tenants, family, or guests. A new hot water tank and well-maintained mechanical systems ensure everything is running smoothly. The home features a shared laundry room with two full washer/dryer sets, along with ample storage throughout. Step outside to enjoy the fenced backyard, which benefits from south and west-facing exposure—perfect for sunny afternoons, gardening, or hosting BBQs. The corner lot provides additional privacy, potential for RV or off-street parking, and room to grow.



Located just minutes from Deerfoot Trail, downtown Calgary, Deerfoot City, and only a short drive to the airport, this location offers unbeatable access to everything you need—plus proximity to the community center, nearby elementary schools, and greenspace with pathways just three houses away—all while still enjoying the quiet charm of a family-friendly street. This is a home that delivers on both lifestyle and long-term value—don't miss your chance!

Built in 1965

Essential Information

MLS® #	A2221727
Price	\$669,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,078
Acres	0.13
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	316 56 Avenue Ne
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0L2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, RV Access/Parking

of Garages 2

Interior

Interior Features Kitchen Island, Open Floorplan, Separate Entrance, Crown Molding
Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,
Refrigerator, Washer/Dryer
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Finished, Full, Suite

Exterior

Exterior Features Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description Back Lane, Back Yard, Corner Lot, Landscaped
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 21st, 2025
Days on Market 15
Zoning R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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