

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

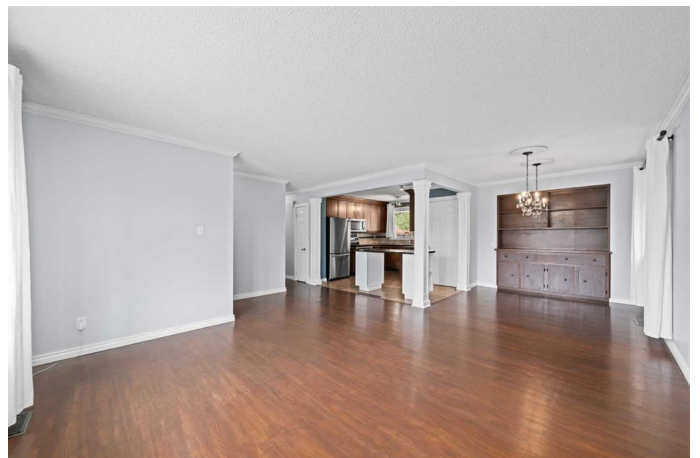
MLS® #A2221727

**\$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 togetherâ€”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. Youâ€™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 areaâ€”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 exposureâ€”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    Crown Molding, Kitchen Island, Open Floorplan, Separate Entrance  
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, Storage, Rain Gutters  
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       3  
Zoning                  R-CG

### **Listing Details**

Listing Office           Century 21 Bamber Realty LTD.

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