

3313 56 Street NE
Calgary, Alberta

MLS # A2214436



\$424,000

Division:	Temple		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	846 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Concrete, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Storage		

Inclusions: no

PRICED TO SELL!! NO CONDO FEE!! DOUBLE DETACHED GARAGE 2022 | WINDOWS 2023 | ROOFING 2021 | ALUMINUM SIDING. Discover a fantastic opportunity in Temple with this charming, budget-friendly priced to sell! Perfect for first-time buyers, investors, and families, in a fantastic location close to everything you need. This residence offers a thoughtfully designed living space with No Condo Fees, making it an ideal choice for those seeking comfort and convenience. Upon entering, you'll find a spacious living room bathed in natural light from a large window, creating a bright and inviting atmosphere. The kitchen, equipped with granite countertops and features built-in cabinets for additional storage. Backyard has covered patio on the back deck, perfect for outdoor dining and relaxation. Upstairs, the property boasts two substantially sized bedrooms and a four-piece bathroom. The finished basement extends the living space with a large recreation room, a three-piece bathroom, and a versatile laundry/storage/utility room. The fully fenced backyard offers a private retreat with a shed for extra storage. The property also includes a 20x20 double detached garage (2022) with convenient alley access. Recent upgrades include Windows (2023), Roofing (2021) throughout the home. This home is close to parks, playgrounds, shopping, and public transit. Enjoy easy access to 32nd Avenue, 56th Street, and major routes like 16th Avenue and Stoney Trail. The nearby Village Square Leisure Centre, Sunridge Mall, Costco, and Peter Lougheed Hospital add to the convenience and lifestyle benefits of this location. This well-maintained property combines practical living spaces with a prime location, making it a must-see property. Book your showing today!