

**4208 58 Street NE**  
**Calgary, Alberta**

**MLS # A2308791**



**\$429,900**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,035 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Gravel Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry		

**Inclusions:** N/A

Welcome to the BEST property in Temple. This is a dream for Investors or First time Homebuyers. Featuring 3 bedrooms upstairs with a half bath ensuite in the master bedroom. a 4th Basement Bedroom and a Gigantic flex space in the basement as well. The backyard is Beautifully Landscaped and well organized and features a Wood Deck. The best part might be the investment opprotunity; Previously rented out for 3700\$ per month, this makes for a fantastic rental in one of the best neighbourhoods in Calgary.