

**3312 56 Street NE**  
**Calgary, Alberta**

**MLS # A2309623**



**\$374,900**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,147 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, See Remarks		

**Inclusions:** n/a

**BACK ON THE MARKET** due to buyer financing not being secured &mdash; Welcome to this **AFFORDABLE** and extensively updated 4 **BEDROOM** townhome with **NO CONDO FEES** - a rare opportunity offering over 1650 SQ FT of developed living space, 2.5 bathrooms, and a fully finished basement. Perfect for families, first-time buyers, or investors, this home offers exceptional value with numerous recent upgrades throughout. The main and upper levels feature extensive new laminate flooring replacing older carpet &mdash; durable, low-maintenance, and ideal for kids and pets. The home has also been freshly painted inside and out, giving it a clean and updated feel - notice the modern feature wall in the living room! The functional layout includes a newer stainless steel fridge and stove, spacious living areas, and a newly added 3-piece bathroom in the basement, adding extra convenience and flexibility for larger families or guests. Outside, the fenced backyard provides plenty of usable outdoor space for children, pets, gardening, or entertaining. There is also enough room to build a future double garage while still maintaining a practical backyard area. Close to all amenities with transit just steps away; and shopping, recreation facilities and schools just around the corner. If you are looking for space, updates, and ownership without monthly condo fees, this is a fantastic opportunity at an accessible price point.