

4304 58 Street NE
Calgary, Alberta

MLS # A2176626



\$435,000

Division:	Temple		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	832 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Storage		

Inclusions: shed x2,

Welcome to this inviting bungalow nestled on a quiet street in the family-friendly neighborhood. This 831 sq ft main level offers two spacious bedrooms, a bright living room, a full bathroom, and a well-equipped kitchen. Downstairs, the illegal bachelor suite includes an additional room that could serve as a bedroom or extra storage, a full bathroom, kitchen, and an open living area—totaling 755 sq ft of rental-ready space. With a shared washer and dryer and rear parking, this property is ideal for both homeowners and investors looking to maximize income potential. Temple is known for its strong sense of community, ample parks, and convenient amenities. Schools, playgrounds, and shopping centers are nearby, and residents enjoy easy access to transit and major routes like McKnight Boulevard and Stoney Trail, making commutes throughout Calgary a breeze. Whether you’re living up and renting down or renting both levels, this bungalow offers a chance to enjoy all that Temple has to offer. Don’t miss out on this unique opportunity—schedule your viewing today!