

4327 58 Street NE
Calgary, Alberta

MLS # A2176651



\$398,893

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|------------------|---|---------------|-------------------|
| Division: | Temple | | |
| Type: | Residential/Duplex | | |
| Style: | Bungalow, Side by Side | | |
| Size: | 981 sq.ft. | Age: | 1980 (44 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Off Street | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot | | |

| | | | |
|--------------------|-----------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Concrete, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Storage, Walk-In Closet(s) | | |

Inclusions: N/A

4327 58 Street NE | Vacant & Easy To Show | Half-Duplex Bungalow Home Is The Perfect Starter Home Or Investment Property In The Community Of Temple | Main Floor Features Laminate Floors Throughout | Spacious Living Room Is Flooded With An Abundance Of Natural Light Coming Through The Huge East Facing Picture Window | Kitchen Has Plenty Of Storage & Counter Space | Three Spacious Bedrooms On The Main Level | Generous Sized Primary Bedroom Includes Walk-In Closet With 3 PCE Ensuite & Patio Doors Leading To A Large Deck Into The Backyard | The Basement Is Unfinished & Is Awaiting To Be Developed To Suit Your Personal Needs | Room For A Garage Off The Back Lane | Great Location With Schools, Community Center, Tennis Courts, Outdoor Rink, Baseball Diamonds, Playgrounds All Within Walking Distance | Great Access To The Calgary Ring Road & All The Important Amenities Close By.