

\$535,000 - 3435 56 Street Ne, Calgary

MLS® #A2113193

\$535,000

4 Bedroom, 3.00 Bathroom, 1,405 sqft

Residential on 0.11 Acres

Temple, Calgary, Alberta

2-Storey Split Home with Legal Suited Basement in the desirable community of Temple. Welcome to your dream home in the heart of Temple! This exquisite 2-storey split residence boasts incredible features and upgrades that are bound to impress. With a legally suited basement offering a separate entrance, 2 fridges, 2 stoves, and 2 sets of washers and dryers, this property is not only a home but also an incredible investment opportunity. The main floor welcomes you with newly updated flooring in the living and dining areas, providing a modern touch to the space. The upper level houses spacious bedrooms with large windows that allow natural light. The legally suited basement with a separate entrance adds incredible value to this property. Whether you're looking for a rental opportunity or extra space for your family, this basement offers flexibility and convenience. The presence of two fridges, two stoves, and two sets of washers and dryers ensures that both the main living space and the suite are fully functional and independent. Situated in the desirable community of Temple, you'll enjoy easy access to schools, parks, shopping, and transit options, making this location ideal for families and individuals alike. Key Upgrades: Roof: Replaced in 2020, Hot Water Tank: Brand New in 2022, Furnace: Upgraded in 2018, Flooring: New Main Living and dining Room Flooring, Paint: Freshly Done on Main and 2nd Floor



Built in 1977

Essential Information

MLS® #	A2113193
Price	\$535,000
Sold Price	\$558,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,405
Acres	0.11
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	3435 56 Street Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 3N8

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, On Street

Interior

Interior Features	Ceiling Fan(s), Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes

Basement Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Lane, Back Yard, Front Yard, Lawn, Landscaped
Roof Asphalt Shingle
Construction Aluminum Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 7th, 2024
Date Sold March 23rd, 2024
Days on Market 16
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office Westen Elite Real Estate

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