

# \$425,000 - 4411 58 Street Ne, Calgary

MLS® #A2121166

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,141 sqft

Residential on 0.06 Acres

Temple, Calgary, Alberta

3 BED | 1.5 BATH | SIDE ENTRY |

UNFINISHED BASEMENT This property is sure to captivate those seeking a cherished family residence or a lucrative investment opportunity. Nestled in the heart of the Temple community, this well-maintained 3-bedroom, 1.5-bathroom home is immaculate and features a side entrance for convenient access to both the main floor and the undeveloped basement. Upon entering through the covered front porch, you'll encounter the kitchen and dining area. The living room features large west facing windows that allows for a flood of natural light. A strategically placed half bath completes the main floor. Upstairs boasts a generously sized primary bedroom, with large closets along with two additional spare bedrooms and a full bathroom. On your way to the basement, you will find the side entrance, offering easy access to the home and potential for future development. The private yard with back alley access features a conveniently placed parking pad. Recent upgrades include luxury vinyl plank floors and carpet, fresh paint, updated kitchen and appliances, updated bathrooms, hardware and fixtures through the home, newer hot water tank (2019), front porch and the north and west side of the fence was redone last year. Furnace has been regularly maintained and serviced. Roof was redone in 2012. Close to schools, childcare, playgrounds, amenities, and more all within walking distance. This property will without a doubt garner attention,



so schedule a private showing with your preferred Realtor!

Built in 1980

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2121166    |
| Price          | \$425,000   |
| Sold Price     | \$480,100   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,141       |
| Acres          | 0.06        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4411 58 Street Ne |
| Subdivision | Temple            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y 4G3           |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

**Interior**

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home             |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                  |
| Cooling           | None                                        |
| Has Basement      | Yes                                         |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Back Yard, Front Yard  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding  
Foundation             Poured Concrete

**Additional Information**

Date Listed              April 10th, 2024  
Date Sold                April 15th, 2024  
Days on Market        5  
Zoning                    R-C2  
HOA Fees                0.00

**Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.