

# \$635,000 - 3324 60 Street Ne, Calgary

MLS® #A2133504

**\$635,000**

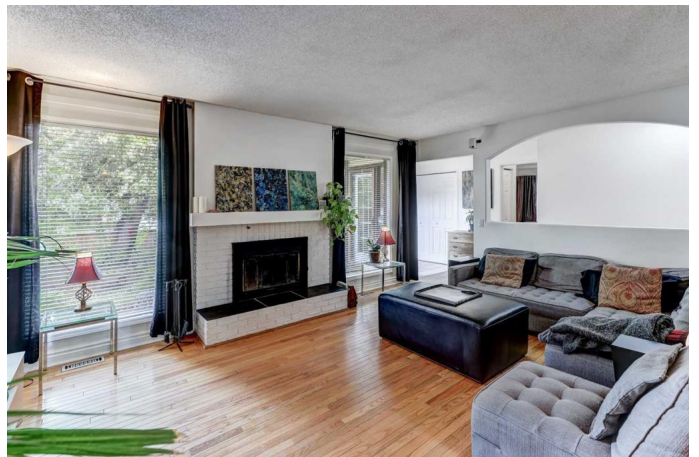
6 Bedroom, 3.00 Bathroom, 1,761 sqft

Residential on 0.12 Acres

Temple, Calgary, Alberta

**INVESTOR ALERT, INCOME, SUITED!**

Welcome to this fabulous home nestled in the heart of the community of Temple in Calgary. With its great location and amazing curb appeal, this home stands out as a true gem in the neighborhood. As you step inside, you are immediately welcomed into the main living area, adorned with original hardwood flooring, creating a warm and inviting atmosphere. This open concept space features a cozy wood-burning fireplace and a built-in china cabinet, setting the ambiance for gatherings with loved ones. The adjacent kitchen boasts tile flooring, upgraded stainless steel appliances, a tile backsplash, a pantry, and ample counter space, ideal for preparing delicious meals. A dining area completes this part of the home, offering the perfect spot for intimate dinners or casual family meals. Moving through the house, you'll find five spacious bedrooms on the main floor, including a luxurious master suite with a four-piece ensuite. Each bedroom provides comfort and ample space. An additional four-piece bathroom on the main floor is an added bonus. A fully functional non-conforming suite awaits in the basement, complete with a separate entrance, large kitchen, bedroom, dining area with a breakfast nook and loads of storage. A cozy living room with a built-in desk, overhead cupboards, and shelves makes this an excellent space to work from home, offering endless possibilities for guests, rental income, or multigenerational



living. Outside, the property continues to impress with its fenced yard and back parking pad with two additional parking spaces, ensuring ample room for vehicles. The backyard is truly spectacular, featuring a stamped aggregate garden pad, perfect for summer barbecues and outdoor entertaining. Additionally, an amazing bliss garden space provides a tranquil retreat for relaxation and enjoyment. Close to all amenities, including shopping, entertainment, transit, and major roadways, this residence offers the epitome of comfort, convenience, and community living in Temple, Calgary. Don't miss your chance to make this incredible property yours. Schedule your showing today and experience the best of Calgary living.

Built in 1978

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2133504    |
| Price          | \$635,000   |
| Sold Price     | \$630,000   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,761       |
| Acres          | 0.12        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3324 60 Street Ne |
| Subdivision | Temple            |
| City        | Calgary           |
| County      | Calgary           |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T1Y3S9  |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Storage, Track Lighting |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer, Window Coverings                                                                                                 |
| Heating           | Baseboard, Combination, Electric, Fireplace(s), Forced Air, Natural Gas                                                                                                                                          |
| Cooling           | Wall/Window Unit(s)                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                                |
| Fireplaces        | Wood Burning                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                              |
| Basement          | Finished, Full, Suite                                                                                                                                                                                            |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Storage                                                                         |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Garden, Standard Shaped Lot, Street Lighting, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                           |
| Construction      | Brick, Vinyl Siding, Wood Frame                                                                           |
| Foundation        | Poured Concrete                                                                                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 23rd, 2024  |
| Date Sold      | June 12th, 2024 |
| Days on Market | 20              |
| Zoning         | R-C1            |
| HOA Fees       | 0.00            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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