

\$429,000 - 3408 56 Street Ne, Calgary

MLS® #A2144589

\$429,000

3 Bedroom, 2.00 Bathroom, 1,170 sqft

Residential on 0.06 Acres

Temple, Calgary, Alberta

Nestled in the heart of Calgary's Temple neighbourhood, 3408 56 Street NE exudes an air of quiet comfort. The two-story triplex, constructed with traditional wood siding, boasts a classic charm that blends seamlessly with the established community. A short stroll takes you to a vibrant selection of local shops, cafes, and restaurants lining the main avenues. Fresh ingredients for home-cooked meals can be found at the nearby grocery stores, ensuring you never have to venture far for daily necessities. Stepping inside the triplex, you're greeted by a sense of openness. Sunlight streams through generously sized windows, illuminating a spacious living area. Perhaps there's a plush armchair nestled beside a crackling fireplace, inviting you to curl up with a good book on a chilly evening. The heart of the unit is likely a well-equipped kitchen, boasting ample counter space and modern appliances that inspire culinary creativity. Imagine whipping up a delicious meal and sharing laughter with loved ones around a welcoming dining table. Continuing the exploration, you discover thoughtfully designed bedrooms, each offering a haven for relaxation and rejuvenation. The master bedroom, perhaps, features a calming ensuite bathroom, providing a luxurious retreat at the end of a busy day. The additional bedrooms could be havens for children, creating a space for them to grow and explore their imaginations. Venturing back downstairs, the unfinished basement presents a blank canvas



brimming with potential. Maybe you envision it as a dedicated home gym, a hobby room, or even a cozy media room – a perfect spot for movie nights or catching up on your favorite shows. The possibilities are truly endless. Stepping outside the triplex, a private backyard unfolds, offering a tranquil escape. Imagine a patio adorned with comfy furniture, perfect for enjoying a cup of coffee in the morning sunshine or hosting summer barbecues with friends and family. Lush greenery might surround the patio, creating a sense of seclusion and serenity amidst the urban environment. The Temple neighbourhood itself pulsates with a friendly vibe. Well-maintained parks beckon you to enjoy a leisurely afternoon with a book, take your furry companion for a walk, or have a picnic with loved ones under the vast Canadian sky. The community centre, a short distance away, could be a hub for social events and activities, fostering a sense of belonging and connection. Overall, 3408 56 Street NE presents a compelling opportunity to embrace a lifestyle that seamlessly blends comfort, convenience, and a strong sense of community. Notable upgrades to the property included a new High-Efficiency Furnace (2019), 60-Gallon Hot Water Tank (2019), Central Humidifier (2019), Exterior Paint and Caulking (2022), Deck Restained (2022), and Roof Shingles (2018).

Built in 1978

Essential Information

MLS® #	A2144589
Price	\$429,000
Sold Price	\$429,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1

Half Baths	1
Square Footage	1,170
Acres	0.06
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	3408 56 Street Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 3W1

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 12th, 2024
Days on Market	15
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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