

\$429,900 - 3319 56 Street Ne, Calgary

MLS® #A2148597

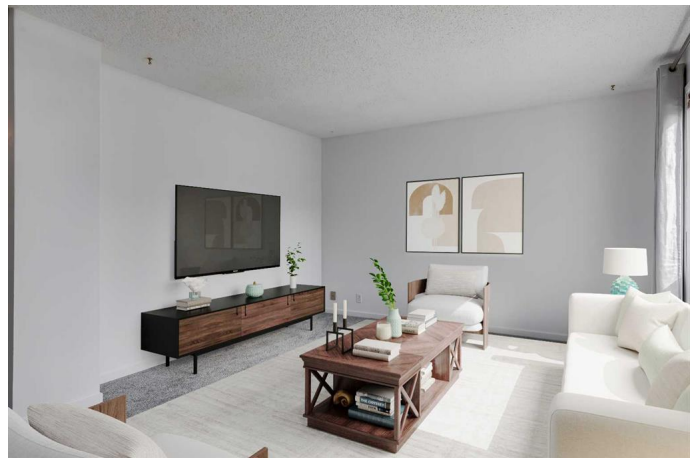
\$429,900

2 Bedroom, 2.00 Bathroom, 913 sqft

Residential on 0.07 Acres

Temple, Calgary, Alberta

Welcome to this charming two-storey duplex in the heart of Temple. This residence offers over 1,300 sq feet of thoughtfully designed living space with no condo fees, making it an ideal choice for those seeking comfort and convenience. Upon entering, you'll find a spacious living room bathed in natural light from a large window, creating a bright and inviting atmosphere. The kitchen, equipped with ample cupboard space, seamlessly flows into the dining area, which features built-in cabinets for additional storage. Sliding doors lead to a covered patio on the back deck, perfect for outdoor dining and relaxation. Upstairs, the property boasts two substantially sized bedrooms and a four-piece bathroom. The basement extends the living space with a large recreation room, a three-piece bathroom, and a versatile laundry/storage/utility room. The fully fenced backyard offers a private retreat with a shed for extra storage. The property also includes an oversized double detached garage with convenient alley access. Recent upgrades include new carpets throughout the home. This home is close to parks, playgrounds, shopping, and public transit. Enjoy easy access to 32nd Avenue, 56th Street, and major routes like 16th Avenue and Stoney Trail. The nearby Village Square Leisure Centre, Sunridge Mall, Costco, and Peter Lougheed Hospital add to the convenience and lifestyle benefits of this location. This well-maintained duplex combines practical living spaces with a prime



location, making it a must-see property. Book your showing today!

Built in 1978

Essential Information

MLS® #	A2148597
Price	\$429,900
Sold Price	\$420,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	913
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3319 56 Street Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 3Y7

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Oversized

Interior

Interior Features	Built-in Features, Laminate Counters, No Smoking Home, Pantry, Storage
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s)
Lot Description	Back Lane, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2024
Date Sold	July 22nd, 2024
Days on Market	5
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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