

\$419,000 - 3328 56 Street Ne, Calgary

MLS® #A2153863

\$419,000

3 Bedroom, 2.00 Bathroom, 1,137 sqft

Residential on 0.06 Acres

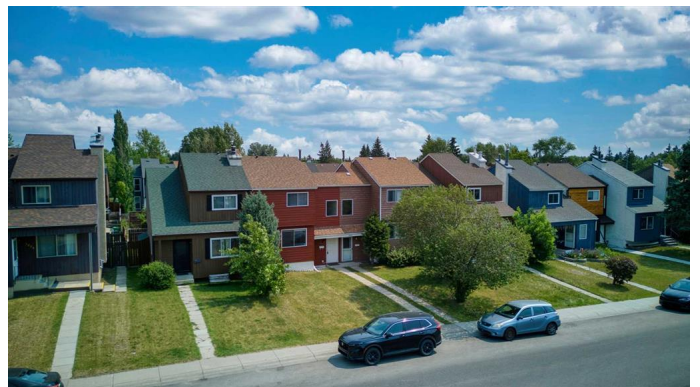
Temple, Calgary, Alberta

**NO CONDO FEES!! TONS OF UPGRADES!!
NEW APPLIANCES!! NEW CARPETS !!** Back
on Market due to Financing!

Welcome to this well cared for family home in
the heart of Calgary's Temple
neighborhood.

From the time you step into this newly painted
home, you will notice how well the home is
maintained. The bright and airy living room
with newer hardwood floors and equipped with
recessed color changing dimmer lights (with
Remote/App control & night light mode -
control your lights without getting off the
couch), is the ideal space for you to spend
your relaxed evenings, watching movies with
your loved ones or for some quiet readings.
Moving into the kitchen and dining area, you
will notice the brand-new high-end Samsung
appliances ("Samsung Smart things"
appliances with App control and manufacturer
warranty) and newly refinished kitchen
counters ready for gourmet home cooked
meals. The newer triple pane kitchen windows
and triple pane patio door in this space
provides better insulation and noise reduction.
A very conveniently located powder room
completes this main level.

Upper level has a thoughtful layout with a
generous sized master bedroom on one side
and two additional bedrooms on the other side
providing lots of living space for your children
or guests. The new carpets in this level adds
onto the clean and fresh appearance. A
4-piece bathroom completes the upper level.



The newly painted unfinished basement is brimming with potential and could be used as a home gym, hobby room, additional living space – the possibilities are endless. The back door on the main level could possibly be configured as a separate access for the basement. Stepping outside, you can see the fenced low maintenance backyard with a parking spot. There is also ample space to convert this area into a detached garage if needed. Did we mention that the outdoor lights in front and back are motion sensing, so you don't need to come home in the dark! Close to all amenities such as No Frills, Shopping centres, Public and Catholic schools, Village Square Leisure Centre, community Centre and parks – this house is centrally located with convenient transit access too.

Some of the upgrades include – Samsung Over the Range Microwave (July 2024), Samsung Convection Electric Air Fry Range (July 2024), Samsung French Door Refrigerator with ice maker (July 2024), New Carpet (July 2024), Some new blinds (2024), New screwless wall plates and switches/plugs in main floor, newer Kohler comfort height toilets and so on. This is the perfect HIGH QUALITY starter home and a great option for first time home buyers or investors. Don't wait, book your showing today!

Built in 1978

Essential Information

MLS® #	A2153863
Price	\$419,000
Sold Price	\$419,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1

Square Footage	1,137
Acres	0.06
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	3328 56 Street Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 3W1

Amenities

Parking Spaces	1
Parking	Carport, Gravel Driveway, Off Street, Rear Drive

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Microwave, Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2024
Date Sold	August 28th, 2024
Days on Market	27

Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

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.