



3427 56 Street, Calgary T1Y 3N8

MLS®#: **A2175701** Area: **Temple** Listing Date: **10/26/24** List Price: **\$574,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1976**
Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,055**
 Low Sqft:
 Ttl Sqft: **1,055**

DOM
38
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Concrete, Vinyl Siding**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer**
 Int Feat: **Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9' 8" x 6' 9"	Living Room	Main	14' 9" x 13' 11"
Kitchen	Main	12' 3" x 10' 1"	Living Room	Basement	12' 11" x 10' 9"
Bedroom	Main	11' 1" x 10' 1"	Bedroom	Main	11' 5" x 8' 7"
Bedroom	Main	11' 5" x 8' 5"	Bedroom	Basement	9' 5" x 6' 4"
4pc Bathroom	Main	10' 1" x 4' 11"	4pc Bathroom	Basement	7' 4" x 7' 2"
Kitchen	Basement	11' 1" x 6' 7"	Bedroom	Basement	17' 3" x 8' 9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7511075

Zoning:
R-C1

Remarks

Pub Rmks: **Don't miss this fantastic opportunity to discover your ideal home in Temple! This bi-level house, situated on a spacious 5,995 sq. ft. lot, is perfect for first-time buyers or investors. It features an illegal suite, making it a great option for extra income or accommodating extended family. Upon entering, you'll be welcomed by large windows that brighten the generous living and dining room combination, along with an eat-in kitchen ideal for family gatherings. The backyard offers ample space for a full-size garage. Located conveniently near schools, transportation, and shopping, this home has so much to offer and is sure to be in high demand. Please note that the fireplace is sold as-is, as the owner has never used it. Current tenants will vacate by March 31, providing vacant possession. Schedule your viewing today before it's gone!**

Inclusions: **none**
Property Listed By: **Royal LePage METRO**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





