



THE
A-TEAM

**RE/MAX
FIRST**

4327 58 Street, Calgary T1Y 4G2

MLS® #: **A2176651**

Area: **Temple**

Listing Date: **10/31/24**

List Price: **\$398,893**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

981

Year Built:

1980

Low Sqft:

Ttl Sqft:

981

Lot Information

Lot Sz Ar:

2,777 sqft

Lot Shape:

DOM

51

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Bungalow,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Lawn,Rectangular Lot Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Concrete,Wood Frame,Wood Siding

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Electric Stove,Refrigerator**

Int Feat: **Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`0" x 21`1"
Kitchen	Main	8`10" x 9`11"
4pc Bathroom	Main	7`7" x 7`6"
Bedroom - Primary	Main	11`1" x 10`5"
3pc Ensuite bath	Main	7`6" x 5`9"

Room	Level	Dimensions
Bedroom	Main	8`10" x 12`2"
Bedroom	Main	8`10" x 8`2"
Other	Basement	19`8" x 24`3"
Furnace/Utility Room	Basement	19`8" x 26`4"
Storage	Basement	11`4" x 5`1"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

7810494

R-CG

Remarks

Pub Rmks:

4327 58 Street NE | Half-Duplex Bungalow | Main Floor Features Laminate Floors Throughout | Spacious Living Room | Kitchen Has Plenty Of Storage & Counter Space | Three Spacious Bedrooms On The Main Level | Generous Sized Primary Bedroom Includes Walk-In Closet With 3 PCE Ensuite & Patio Doors Leading To A Large Deck Into The Backyard | The Basement Is Unfinished

Inclusions:

N/A

Property Listed By:

Real Broker

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



