



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4239 58 Street, Calgary T1Y4G2**

MLS®#: **A2178262**

Area: **Temple**

Listing Date: **11/08/24**

List Price: **\$469,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1979**

Lot Information

Lot Sz Ar: **2,497 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Rectangular Lot**  
Park Feat: **Off Street,Parking Pad**

DOM

**13**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Wood Frame**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`7" x 6`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`5" x 16`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`5" x 16`9"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`11" x 5`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>7`11" x 11`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`0" x 15`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`5" x 11`2"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`10" x 8`10"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>15`1" x 14`11"</b>	<b>Storage</b>	<b>Basement</b>	<b>15`3" x 6`4"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`2" x 8`10"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7810494**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Welcome to this well-maintained 2-storey home nestled in the heart of Temple! Located near schools, shopping plazas, grocery stores, bus stops, and restaurants, this home offers both convenience and accessibility. The main floor boasts a spacious living area, kitchen with dining area, and a 2-piece bathroom. Upstairs, you'll find three bedrooms and a 4-piece bathroom, perfect for family living. The finished basement provides a large flex area, an additional 4-piece bathroom, and a laundry area. Recent upgrades include brand-new carpet, bathroom vanities, new windows throughout the home, and a roof replacement just 2 years ago. This home is an excellent choice for first-time buyers or investors seeking a property in a fantastic location. Vacant and ready for quick possession—schedule your viewing today!**

Inclusions: **N/A**  
Property Listed By: **PREP Realty**

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

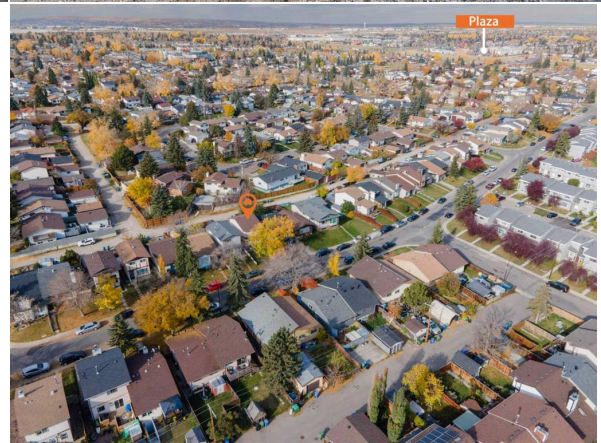
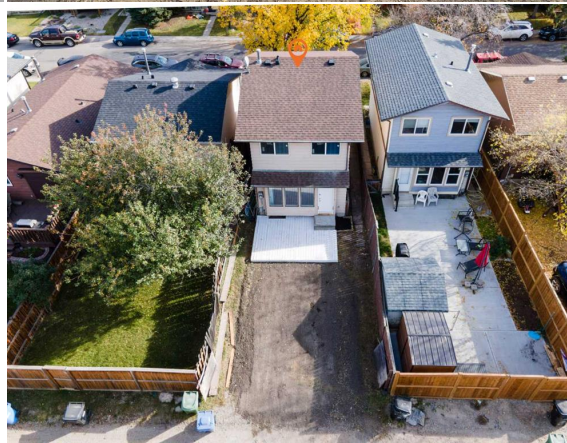
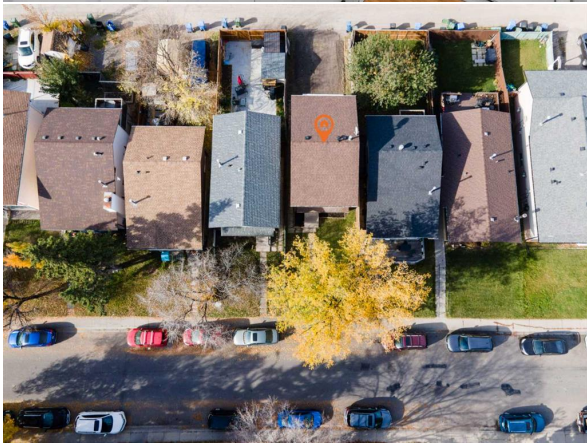
















4239 58 St NE, Calgary, AB

1st Floor Exterior Area 500.34 sq ft  
Interior Area 523.07 sq ft



0 3 6 ft

PREPARED: 2024/10/16

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Basement (Below Grade) Exterior Area 521.42 sq ft  
Interior Area 458.47 sq ft



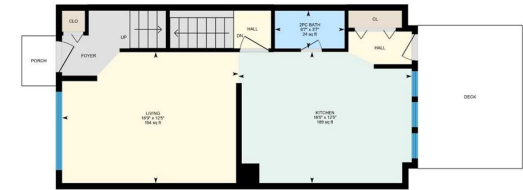
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PREPARED: 2024/10/16

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Main Floor Exterior Area 597.50 sq ft  
Interior Area 538.40 sq ft



0 3 6 ft

PREPARED: 2024/10/16

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