



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4360 58 Street #5, Calgary T1Y4S4**

MLS® #: **A2185874**

Area: **Temple**

Listing Date: **01/07/25**

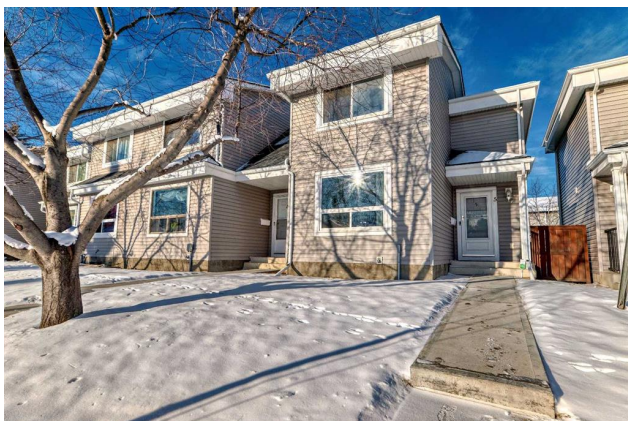
List Price: **\$339,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,041**  
Low Sqft:  
Ttl Sqft: **1,041**

DOM

**15**  
Layout  
Beds: **3 (3)**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard,Gentle Sloping,Landscaped,Street Lighting**  
Park Feat: **Asphalt,Off Street,Stall**

Utilities and Features

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

Construction: **Vinyl Siding**  
Flooring: **Carpet,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`3" x 11`10"
Kitchen	Main	8`8" x 10`0"
2pc Bathroom	Main	7`5" x 4`7"
Bedroom	Upper	10`0" x 7`9"
4pc Bathroom	Upper	6`7" x 7`3"

Room	Level	Dimensions
Dining Room	Main	10`6" x 7`10"
Pantry	Main	3`0" x 2`1"
Bedroom - Primary	Upper	9`11" x 11`11"
Bedroom	Upper	8`10" x 8`10"

Legal/Tax/Financial

Condo Fee:  
**\$418**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG**

Legal Desc: **7911356**

Remarks

Pub Rmks: **Welcome to this inviting 3-bedroom, 2-bathroom end-unit townhouse offering a harmonious blend of contemporary updates and cozy living spaces. Large windows for that natural sunlight. Including newly renovated bathrooms with quartz counter tops. Enjoy year-round savings with a high-efficiency furnace and a newer hot water tank, ensuring comfortable living and efficient energy use. This spacious 2 story home is sure to impress. This home is located steps away from schools, shopping and all amenities.**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bravo Realty**

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

