



THE
A-TEAM

**RE/MAX
FIRST**

4304 55 Street, Calgary T1Y 4B7

MLS® #: **A2207962**

Area: **Temple**

Listing Date: **04/03/25**

List Price: **\$629,900**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 16-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1978**

Lot Information

Lot Sz Ar: **5,478 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,626**
Low Sqft:
Ttl Sqft: **1,626**

DOM

20

Layout

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

Parking

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

Access:

Lot Feat: **Back Lane, Back Yard, Few Trees, Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Carpet, Laminate**
Water Source:
Fnd/Bsm: **Poured Concrete**
Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Oven, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`7" x 12`6"
Kitchen	Main	11`8" x 8`4"
Family Room	Main	12`8" x 10`9"
Bedroom	Upper	9`10" x 9`1"
Game Room	Lower	21`1" x 11`7"
2pc Bathroom	Main	
3pc Ensuite bath	Upper	

Room	Level	Dimensions
Dining Room	Main	12`1" x 8`10"
Nook	Main	10`3" x 9`8"
Bedroom - Primary	Upper	13`5" x 12`5"
Bedroom	Upper	12`6" x 9`2"
Flex Space	Lower	11`1" x 9`1"
4pc Bathroom	Upper	

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7810494

Remarks

Pub Rmks: **Welcome to this warm and inviting 3 bed, 2.5 bath family home, nestled on a charming lot! From the moment you step inside, you'll be greeted by bright and spacious living areas designed to accommodate both everyday living and special gatherings. The thoughtfully designed kitchen showcases a picturesque window that frames views of the backyard, allowing natural light to pour in. Open to the cozy eating nook, this space offers seamless access to the backyard—perfect for outdoor dining. The fully fenced yard provides privacy and security, with a beautiful mature tree offering shade and tranquility, making it an ideal setting for children to play or for hosting outdoor gatherings. A double detached garage adds both convenience and additional storage. The front living room is a welcoming retreat, highlighted by a large bay window that fills the space with natural light while offering a lovely view of the front yard. Adjacent to the living room, the open and bright dining room enhances the home's connected feel, creating a wonderful flow for entertaining and daily life. Completing this main floor is the family room boasting a lovely wood-burning fireplace with a charming brick surround and wooden mantle along with a 2pc powder room. Upstairs, the spacious primary bedroom features double closets and a private 3-piece ensuite. Two additional well-sized bedrooms and a 4pc bathroom offer versatility for a growing family or space for guests. The lower level boasts a large recreation space, ideal for a playroom, home gym, or entertainment area. A separate flex room provides an excellent option for a private office or potential bedroom! This home balances warmth and practicality, offering a functional layout, inviting spaces, and a backyard oasis. With its thoughtful design and desirable features, pride of ownership is seen throughout! Close to shopping & schools, with one public elementary school just down the street, and 1 elementary school and 1 junior high school (both Catholic separate) within walking distance!**

Inclusions: **Curtain Rods & Drapes, Shelving in main floor office, Refrigerator in basement**
Property Listed By: **RE/MAX First**

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









