



GRASSROOTS
REALTY GROUP

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3427 56 Street NE
Calgary, Alberta

MLS # A2220785



\$546,000

Division:	Temple		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,055 sq.ft.	Age:	1976 (49 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This bi-level residence offers a unique opportunity for first-time homebuyers or investors. The property includes an illegal suite, providing for accommodation for extended family. The main floor features a spacious living and dining area illuminated by large windows, complemented by an eat-in kitchen ideal for family gatherings. The expansive backyard offers ample space for a full-size garage. Conveniently located near schools, public transportation, and shopping centers, this home is situated in a family-friendly neighborhood with easy access to major roadways. Please note that the fireplace is sold as-is, as it has never been used by the current owner.