



GRASSROOTS
REALTY GROUP

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22, 4360 58 Street NE
Calgary, Alberta

MLS # A2238836



\$299,900

Division:	Temple		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,051 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 434
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Storage		

Inclusions: Entry, Pantry, and Bedroom Closets

Welcome to your new home! This well-maintained 3-bedroom, 1.5-bath townhouse has been owned by the same family for over 30 years and offers comfortable living in a convenient location. Upstairs, you'll find a spacious primary bedroom along with two additional bedrooms—ideal for kids, guests, or a home office. The main floor features a bright living room, a convenient half bath, dining room, and an updated kitchen that opens directly to your private, fenced backyard backing onto green space—a perfect spot for relaxing, entertaining, or letting the kids play. The unfinished basement has a high-efficient furnace, newer water tank, laundry, and offers plenty of room for a future development—ready for your personal touch. Located close to shopping, restaurants, grocery stores, schools, parks, playgrounds, and public transit—everything you need is just minutes away. Whether you're starting out, growing your family, or looking for an income property, this home offers great value. Book your showing today!