



**GRASSROOTS**  
REALTY GROUP

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**3316 60 Street NE**  
**Calgary, Alberta**

**MLS # A2246322**



**\$545,000**

|                  |                                                |               |                   |
|------------------|------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Temple                                         |               |                   |
| <b>Type:</b>     | Residential/House                              |               |                   |
| <b>Style:</b>    | Bungalow                                       |               |                   |
| <b>Size:</b>     | 1,101 sq.ft.                                   | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 4                                              | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Oversized              |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Garden, Landscaped, Rectangular Lot |               |                   |

|                    |                              |                   |      |
|--------------------|------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle              | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete              | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Quartz Counters, See Remarks |                   |      |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

**\*\*OPEN HOUSE this Sat Aug 9th at 2-4PM\*\*** Spacious 3+1 Bedroom Bungalow with East-Facing Backyard & Prime Location. This inviting fully finished bungalow offers over 2,000 sqft of living space, ideally located within walking distance to Guy Weadick School and Annie Foote School, and close to 32 Avenue's vibrant shopping and dining district. The main level features a spacious Living Room with a cozy wood-burning Fireplace and an adjacent Dining Room perfect for family meals. The well-sized Kitchen includes a bright Eating Area Three Bedrooms complete this level, including a generous Primary Bedroom with a 2-piece Ensuite, two additional good-sized Bedrooms, and a 4-piece Bath with Quartz Countertops. Step out from the Kitchen onto the full-width deck overlooking the beautifully landscaped, east-facing backyard. This outdoor space extends the living area and offers abundant garden space—a gardener's paradise—perfect for gatherings and family enjoyment. The backyard also features backlane access, an oversized double detached garage (heated, as is), and an extra storage room built next to the garage for all your storage needs. The fully finished Basement boasts a large Family Room with a second wood-burning Fireplace and flexible space for an Office or Recreation Area, plus a 4th Bedroom and a 4-piece Bathroom. Located in a convenient and well-connected area, this home offers easy access to major roads, making daily commutes and errands simple and stress-free. Don't miss this exceptional opportunity to own a spacious bungalow in a prime location — a perfect place to call home.