



**GRASSROOTS**  
REALTY GROUP

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**69, 4360 58 Street NE**  
**Calgary, Alberta**

**MLS # A2276489**



**\$260,000**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,060 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 440
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

<b>Inclusions:</b>	N/A
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**OPEN HOUSE CANCELLED.**

Welcome to this well-kept 3-bedroom, 1.5-bath townhome in the established community of Temple! An easy win for first-time buyers, young families, or investors looking for a smart purchase at an approachable price point. The main floor offers a practical, light-filled layout that simply works, while the finished basement adds valuable extra living space, ideal for a kids' hangout, rec room, or flex space. Upstairs, you'll find three bedrooms and a full bathroom that suit everyday life! Enjoy your own private fenced yard and the convenience of an assigned parking stall. This home is located close to schools, parks, transit, shopping, and all daily amenities, this home delivers comfort and function!