



GRASSROOTS
REALTY GROUP

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69, 4360 58 Street NE
Calgary, Alberta

MLS # A2276489

\$260,000



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

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

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!