



4811 60 Street NE
Calgary, Alberta

MLS # A2304489



\$487,500

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,107 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: Garden Shed

Welcome to 4811 60 Street NE, nestled in the established community of Temple, offering comfortable living, functional space, and a private backyard retreat perfect for everyday enjoyment. The main floor welcomes you with a bright and spacious living room filled with natural light, creating a warm and inviting atmosphere. The kitchen is thoughtfully designed with ample cabinetry and workspace, flowing seamlessly into the dining area ideal for both daily living and entertaining. Upstairs, you'll find well sized bedrooms that provide comfort and privacy, along with a full bathroom to support family living. Closet space throughout the home offers practical storage solutions. The lower level adds valuable flexibility, featuring a large open area that can be customized to suit your needs, whether as a recreation room, home office, gym, or additional living space. A dedicated laundry area with shelving enhances everyday convenience. Step outside to enjoy your fully fenced backyard, designed for both relaxation and entertaining. The patio space is perfect for outdoor dining, complemented by a cozy seating area, landscaped elements, and a charming garden feature. A storage shed adds extra functionality, while the yard offers a balance of green space and low maintenance living. Highlights include: Bright and welcoming main floor Functional kitchen with adjacent dining area Comfortable bedrooms with practical storage Versatile lower level space Dedicated laundry area Fully fenced backyard with patio and entertaining areas Storage shed and landscaped outdoor features Located in Temple, a well established Northeast Calgary community known for its accessibility, schools, parks, and nearby amenities, this home presents a great opportunity for families, first time buyers, or investors.