# \$546,000 - 3427 56 Street Ne, Calgary

MLS® #A2220785

## \$546,000

5 Bedroom, 2.00 Bathroom, 1,055 sqft Residential on 0.14 Acres

Temple, Calgary, Alberta

This bi-level residence offers a unique opportunity for first-time homebuyers or investors. The property includes an illegal suite, providing for accommodation for extended family. The main floor features a spacious living and dining area illuminated by large windows, complemented by an eat-in kitchen ideal for family gatherings. The expansive backyard offers ample space for a full-size garage. Conveniently located near schools, public transportation, and shopping centers, this home is situated in a family-friendly neighborhood with easy access to major roadways. Please note that the fireplace is sold as-is, as it has never been used by the current owner.



## **Essential Information**

MLS® # A2220785 Price \$546,000

Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 1,055 Acres 0.14

Year Built 1976

Type Residential

Sub-Type Detached

Style Bi-Level







Status Active

# **Community Information**

Address 3427 56 Street Ne

Subdivision Temple
City Calgary
County Calgary
Province Alberta
Postal Code T1Y 3N8

## **Amenities**

Parking Off Street

### Interior

Interior Features See Remarks

Appliances Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Exterior Entry, Full, Suite

### **Exterior**

Exterior Features Playground

Lot Description Back Lane, Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 14th, 2025

Days on Market 2

Zoning R-CG

# **Listing Details**

Listing Office Real Broker

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