

**22, 4360 58 Street NE**  
**Calgary, Alberta**

**MLS # A2238836**



# \$299,900

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,051 sq.ft.	<b>Age:</b>	1979 (46 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, Few Trees, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 434
<b>Basement:</b>	Full, Unfinished	<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>	Laminate Counters, Pantry, Storage		

**Inclusions:** Entry, Pantry, and Bedroom Closets

Welcome to your new home! This well-maintained 3-bedroom, 1.5-bath townhouse has been owned by the same family for over 30 years and offers comfortable living in a convenient location. Upstairs, you'll find a spacious primary bedroom along with two additional bedrooms—ideal for kids, guests, or a home office. The main floor features a bright living room, a convenient half bath, dining room, and an updated kitchen that opens directly to your private, fenced backyard backing onto green space—a perfect spot for relaxing, entertaining, or letting the kids play. The unfinished basement has a high-efficient furnace, newer water tank, laundry, and offers plenty of room for a future development—ready for your personal touch. Located close to shopping, restaurants, grocery stores, schools, parks, playgrounds, and public transit—everything you need is just minutes away. Whether you're starting out, growing your family, or looking for an income property, this home offers great value. Book your showing today!