

**3304 56 Street NE**  
**Calgary, Alberta**

**MLS # A2275668**



# \$489,900

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,397 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Gravel Driveway, Off Street, On Street, Outside, Parking Pad, R		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Storage		
<b>Inclusions:</b>	Basement: Washer, Dryer, Electric Stove, Refrigerator		

**CORNER LOT!** One of the largest half-duplex lots in the area (approximately 4,500 sq ft) with back lane access! Fully renovated and thoughtfully designed, this home features an illegal basement suite with a separate entrance, offering excellent mortgage-helper potential and two fully livable suites. This freshly updated property provides over 1,800 sq ft of quality living space, featuring 5 bedrooms and 3 bathrooms with a simple, functional open-concept layout throughout. The main floor showcases a spacious family room with a cozy fireplace, an updated kitchen with modern appliances, a dining area with direct access to the deck, and a convenient half bath. The upper level includes three bedrooms and a full bathroom, with the primary bedroom offering direct access to the bath. The basement illegal suite is complete with its own kitchen, family room, two bedrooms, and a full bathroom. Separate laundry setups for both suites add extra convenience. Located in the community of Temple, this home offers easy access to schools, shopping, and essential amenities, with quick connections to 32 Avenue NE. Exceptional value in a prime location!