



GRASSROOTS
REALTY GROUP

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3321 56 Street NE
Calgary, Alberta

MLS # A2297717



\$339,900

Division:	Temple		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	866 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Carport, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Private, Recta		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, No Animal Home, No Smoking Home, Pantry, See Remarks		

Inclusions: Corner black 3 tiered shelving unit in the living room, 2 waved mirrors in the bathroom, shed, portable metal frame carport and cover, black metal framed patio pergola .

Welcome to this beautifully updated semi-detached home in the community of Temple! Offering the perfect combination of comfort, functionality, and value, this property is an excellent opportunity for first-time home buyers, growing families, or investors looking for a move-in-ready home! From the moment you step inside, you'll appreciate the bright and welcoming atmosphere, enhanced by fresh paint throughout the entire home. The spacious main floor features a sun-filled living room with warm laminate flooring, creating a comfortable setting for relaxing, entertaining, and everyday living. The custom maple kitchen is designed to be the heart of the home, featuring stainless steel appliances, full-height cabinetry with crown moulding, a wall-to-wall matching pantry offering exceptional storage, a stylish mosaic tile backsplash, and ample counter space for meal preparation and gatherings with family and friends. The upper level offers two generously sized bedrooms, including a spacious primary bedroom and a versatile second bedroom that can easily serve as a child's room, guest space, home office, or creative retreat. Completing this level is an updated four-piece bathroom featuring modern finishes, tile flooring, a contemporary vanity, and elegant accent lighting integrated within the crown moulding, creating a warm and relaxing ambiance. The fully developed lower level provides additional living space with a flexible recreation room-perfect for movie nights, a games area, children's play space, home office, or home gym. A dedicated laundry area and additional storage add to the home's everyday functionality. Enjoy the outdoors in your private west-facing backyard, featuring an oversized deck, patio, and metal-framed pergola-an ideal space for summer BBQs, entertaining guests, or relaxing while enjoying the evening sun. The backyard

also includes a storage shed, portable vehicle shelter, and additional parking. Located in the established community of Temple, this home is conveniently situated close to schools, parks, playgrounds, shopping, public transit, and major roadways, providing easy access for commuting and daily errands. Offering exceptional value, thoughtful updates, and flexible living spaces, this home is a fantastic opportunity to enter the market, grow your investment portfolio, or enjoy affordable homeownership in a well-connected community. Take the 3D Virtual Tour and experience everything this wonderful home has to offer!