



3319 56 Street NE
Calgary, Alberta

MLS # A2303729



\$495,000

Division:	Temple		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	845 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Treed		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Wet Bar		

Inclusions: N/A

Welcome to this fully renovated charming two-storey duplex in the heart of Temple. Offering over 1,300 sq. ft. of thoughtfully designed living space with no condo fees, this home is the perfect choice for comfort, style, and convenience. Step inside to a spacious living room filled with natural light from a large front window, creating a warm and inviting atmosphere. The updated kitchen features ample cupboard space and flows seamlessly into the dining area, complete with built-in cabinets for extra storage. Sliding doors lead to a covered patio and back deck, ideal for outdoor dining, entertaining, or relaxing. Upstairs, you’ll find two generously sized bedrooms and a modern four-piece bathroom. The lower level features a studio basement with separate entrance, offering excellent flexibility for extended family, guests, or potential rental income. It also includes a three-piece bathroom along with laundry, storage, and utility space. Outside, enjoy the fully fenced backyard with a storage shed, providing privacy and practicality. The property is complete with an oversized double detached garage with convenient alley access. Located close to parks, playgrounds, schools, shopping, and public transit, this home offers quick access to 32nd Avenue, 56th Street, 16th Avenue, and Stoney Trail. Nearby amenities such as Village Square Leisure Centre, Sunridge Mall, Costco, and Peter Lougheed Centre add even more value to this prime location. This move-in-ready home combines modern upgrades, functional living space, and unbeatable convenience. Book your showing today!