



4208 58 Street NE
Calgary, Alberta

MLS # A2308791



\$429,900

Division:	Temple		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,035 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to the BEST property in Temple. This is a dream for Investors or First time Homebuyers. Featuring 3 bedrooms upstairs with a half bath ensuite in the master bedroom. a 4th Basement Bedroom and a Gigantic flex space in the basement as well. The backyard is Beautifully Landscaped and well organized and features a Wood Deck. The best part might be the investment opprotunity; Previously rented out for 3700\$ per month, this makes for a fantastic rental in one of the best neighbourhoods in Calgary.