

\$650,000 - 3439 56 Street Ne, Calgary

MLS® #A2200441

\$650,000

5 Bedroom, 3.00 Bathroom, 1,126 sqft
Residential on 0.14 Acres

Temple, Calgary, Alberta

ATTENTION INVESTORS OR THOSE WHO WISH TO LIVE UP AND RENT DOWN!

Welcome to 3439 56 Street NE, a fantastic opportunity in the sought-after community of Temple. This spacious five-bedroom, three bathroom bi-level is perfect for investors or homeowners looking for a mortgage helper. The main level features three bedrooms and two bathrooms, while the basement offers and illegal suite featuring two additional bedrooms, a full bathroom, and a complete kitchen.

The home includes an oversized heated double detached garage, providing ample parking along with additional street parking. The large, fully fenced backyard offers privacy and low-maintenance landscaping, making it ideal for families or tenants. Included with the home are two fridges, two stoves, two hood fans, a dishwasher, a washer and dryer, a garage heater, all window coverings, and garage remotes.

Located close to schools, parks, shopping, and public transit, this property presents an excellent opportunity to live up and rent down or add to your investment portfolio. Don't miss out on this versatile and valuable home—schedule your showing today!

Built in 1977

Essential Information



MLS® #	A2200441
Price	\$650,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,126
Acres	0.14
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	3439 56 Street Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 3N8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.