

# \$424,000 - 3313 56 Street Ne, Calgary

MLS® #A2214436

**\$424,000**

2 Bedroom, 2.00 Bathroom, 846 sqft

Residential on 0.06 Acres

Temple, Calgary, Alberta

**PRICED TO SELL!! NO CONDO FEE!!**  
**DOUBLE DETACHED GARAGE 2022 |**  
**WINDOWS 2023 | ROOFING 2021 |**  
**ALUMINUM SIDING.** Discover a fantastic opportunity in Temple with this charming, budget-friendly priced to sell! Perfect for first-time buyers, investors, and families, in a fantastic location close to everything you need. This residence offers a thoughtfully designed living space with No Condo Fees, making it an ideal choice for those seeking comfort and convenience. Upon entering, you'll find a spacious living room bathed in natural light from a large window, creating a bright and inviting atmosphere. The kitchen, equipped with granite countertops and features built-in cabinets for additional storage. Backyard has covered patio on the back deck, perfect for outdoor dining and relaxation. Upstairs, the property boasts two substantially sized bedrooms and a four-piece bathroom. The finished basement extends the living space with a large recreation room, a three-piece bathroom, and a versatile laundry/storage/utility room. The fully fenced backyard offers a private retreat with a shed for extra storage. The property also includes a 20x20 double detached garage (2022) with convenient alley access. Recent upgrades include Windows (2023), Roofing (2021) throughout the home. This home is close to parks, playgrounds, shopping, and public transit. Enjoy easy access to 32nd Avenue, 56th Street, and major routes like 16th Avenue



and Stoney Trail. The nearby Village Square Leisure Centre, Sunridge Mall, Costco, and Peter Lougheed Hospital add to the convenience and lifestyle benefits of this location. This well-maintained property combines practical living spaces with a prime location, making it a must-see property. Book your showing today!

Built in 1977

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2214436      |
| Price          | \$424,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 846           |
| Acres          | 0.06          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3313 56 Street Ne |
| Subdivision | Temple            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y 3Y7           |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

**Interior**

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Granite Counters, Storage                                      |
| Appliances        | Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                     |
| Cooling           | None                                                           |
| Has Basement      | Yes                                                            |
| Basement          | Finished, Full                                                 |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Dog Run, Private Yard, Barbecue          |
| Lot Description   | Back Yard, Corner Lot, Dog Run Fenced In |
| Roof              | Asphalt Shingle                          |
| Construction      | Aluminum Siding, Concrete, Wood Frame    |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 4                |
| Zoning         | M-CG             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.