

# \$299,900 - 22, 4360 58 Street Ne, Calgary

MLS® #A2238836

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,051 sqft

Residential on 0.00 Acres

Temple, Calgary, Alberta

Welcome to your new home! This well-maintained 3-bedroom, 1.5-bath townhouse has been owned by the same family for over 30 years and offers comfortable living in a convenient location. Upstairs, youâ€™ll find a spacious primary bedroom along with two additional bedroomsâ€”ideal for kids, guests, or a home office. The main floor features a bright living room, a convenient half bath, dining room, and an updated kitchen that opens directly to your private, fenced backyard backing onto green spaceâ€”a perfect spot for relaxing, entertaining, or letting the kids play. The unfinished basement has a high-efficient furnace, newer water tank, laundry, and offers plenty of room for a future developmentâ€”ready for your personal touch. Located close to shopping, restaurants, grocery stores, schools, parks, playgrounds, and public transitâ€”everything you need is just minutes away. Whether you're starting out, growing your family, or looking for an income property, this home offers great value. Book your showing today!

Built in 1979

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2238836  |
| Price     | \$299,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,051         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 22, 4360 58 Street Ne |
| Subdivision | Temple                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T1Y4S4                |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Stall                                         |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Laminate Counters, Pantry, Storage                      |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Full, Unfinished                                        |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Yard                                           |
| Lot Description   | Back Yard, Few Trees, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                                        |
| Construction      | Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 2               |
| Zoning         | M-CG d100       |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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