

# \$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

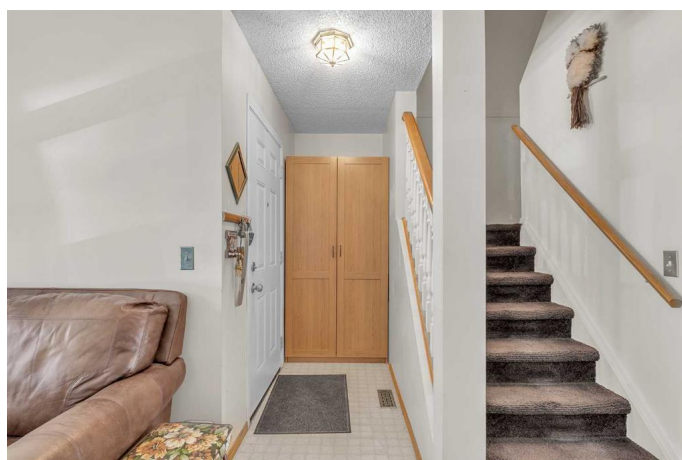
Temple, Calgary, Alberta

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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