

# \$546,000 - 3427 56 Street Ne, Calgary

MLS® #A2220785

## \$546,000

5 Bedroom, 2.00 Bathroom, 1,055 sqft  
Residential on 0.14 Acres

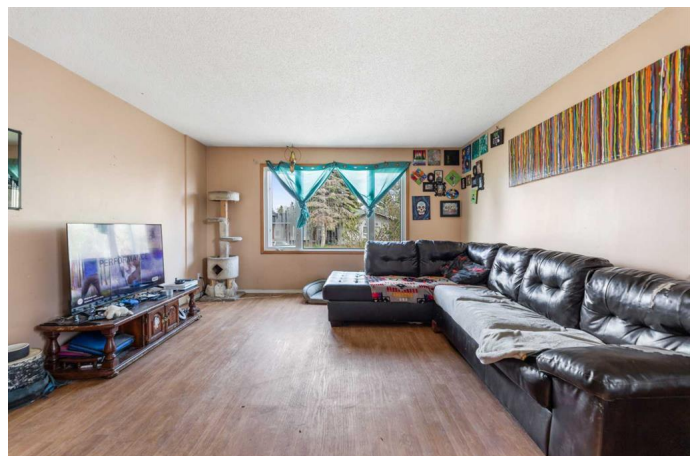
Temple, Calgary, Alberta

This bi-level residence offers a unique opportunity for first-time homebuyers or investors. The property includes an illegal suite, providing for accommodation for extended family. The main floor features a spacious living and dining area illuminated by large windows, complemented by an eat-in kitchen ideal for family gatherings. The expansive backyard offers ample space for a full-size garage. Conveniently located near schools, public transportation, and shopping centers, this home is situated in a family-friendly neighborhood with easy access to major roadways. Please note that the fireplace is sold as-is, as it has never been used by the current owner.

Built in 1976

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2220785    |
| Price          | \$546,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,055       |
| Acres          | 0.14        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3427 56 Street Ne |
| Subdivision | Temple            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y 3N8           |

## Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

## Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | See Remarks                                                     |
| Appliances        | Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                      |
| Cooling           | None                                                            |
| Fireplace         | Yes                                                             |
| # of Fireplaces   | 1                                                               |
| Fireplaces        | Wood Burning                                                    |
| Has Basement      | Yes                                                             |
| Basement          | Exterior Entry, Full, Suite                                     |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Playground                            |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 35             |
| Zoning         | R-CG           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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