



# 4304 58 Street Calgary Alberta

\$435,000

Welcome to this inviting bungalow nestled on a quiet street in the family-friendly neighborhood. This 831 sq ft main level offers two spacious bedrooms, a bright living room, a full bathroom, and a well-equipped kitchen. Downstairs, the illegal bachelor suite includes an additional room that could serve as a bedroom or extra storage, a full bathroom, kitchen, and an open living area--totaling 755 sq ft of rental-ready space. With a shared washer and dryer and rear parking, this property is ideal for both homeowners and investors looking to maximize income potential. Temple is known for its strong sense of community, ample parks, and convenient amenities. Schools, playgrounds, and shopping centers are nearby, and residents enjoy easy access to transit and major routes like McKnight Boulevard and Stoney Trail, making commutes throughout Calgary a breeze. Whether you're living up and renting down or renting both levels, this bungalow offers a chance to enjoy all that Temple has to offer. Don't miss out on this unique opportunity--schedule your viewing today! (id:6769)

- Kitchen 8.33 Ft x 11.83 Ft
- Recreational, Games room 12.92 Ft x 20.58 Ft
- Bedroom 15.08 Ft x 10.17 Ft
- 4pc Bathroom 5.08 Ft x 7.50 Ft
- Laundry room 5.33 Ft x 10.25 Ft
- Furnace 10.42 Ft x 6.00 Ft

- Living room 14.58 Ft x 13.92 Ft
- Kitchen 7.83 Ft x 8.00 Ft
- Dining room 8.17 Ft x 9.75 Ft
- Primary Bedroom 11.17 Ft x 10.50 Ft
- Bedroom 7.83 Ft x 14.25 Ft
- 4pc Bathroom 7.83 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



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**Mirror**

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