

# \$629,900 - 4304 55 Street Ne, Calgary

MLS® #A2207962

**\$629,900**

3 Bedroom, 3.00 Bathroom, 1,626 sqft

Residential on 0.13 Acres

Temple, Calgary, Alberta

Welcome to this warm and inviting 3 bed, 2.5 bath family home, nestled on a charming lot! From the moment you step inside, you'll be greeted by bright and spacious living areas designed to accommodate both everyday living and special gatherings. The thoughtfully designed kitchen showcases a picturesque window that frames views of the backyard, allowing natural light to pour in. Open to the cozy eating nook, this space offers seamless access to the backyard—perfect for outdoor dining. The fully fenced yard provides privacy and security, with a beautiful mature tree offering shade and tranquility, making it an ideal setting for children to play or for hosting outdoor gatherings. A double detached garage adds both convenience and additional storage. The front living room is a welcoming retreat, highlighted by a large bay window that fills the space with natural light while offering a lovely view of the front yard. Adjacent to the living room, the open and bright dining room enhances the home's connected feel, creating a wonderful flow for entertaining and daily life. Completing this main floor is the family room boasting a lovely wood-burning fireplace with a charming brick surround and wooden mantle along with a 2pc powder room. Upstairs, the spacious primary bedroom features double closets and a private 3-piece ensuite. Two additional well-sized bedrooms and a 4pc bathroom offer versatility for a growing family or space for guests. The lower level boasts a large recreation space, ideal for



a playroom, home gym, or entertainment area. A separate flex room provides an excellent option for a private office or potential bedroom! This home balances warmth and practicality, offering a functional layout, inviting spaces, and a backyard oasis. With its thoughtful design and desirable features, pride of ownership is seen throughout! Close to shopping & schools, with one public elementary school just down the street, and 1 elementary school and 1 junior high school (both Catholic separate) within walking distance!

Built in 1978

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2207962    |
| Price          | \$629,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,626       |
| Acres          | 0.13        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4304 55 Street Ne |
| Subdivision | Temple            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y 4B7           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Separate Entrance                                                                              |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Oven, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                     |
| Cooling           | None                                                                                           |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 1                                                                                              |
| Fireplaces        | Wood Burning                                                                                   |
| Has Basement      | Yes                                                                                            |
| Basement          | Finished, Full                                                                                 |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Other                                            |
| Lot Description   | Back Lane, Back Yard, Few Trees, Rectangular Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Wood Frame                                       |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 18              |
| Zoning         | R-CG            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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.