

# **\$519,900 - 3316 60 Street Ne, Calgary**

MLS® #A2246322

**\$519,900**

4 Bedroom, 3.00 Bathroom, 1,101 sqft

Residential on 0.14 Acres

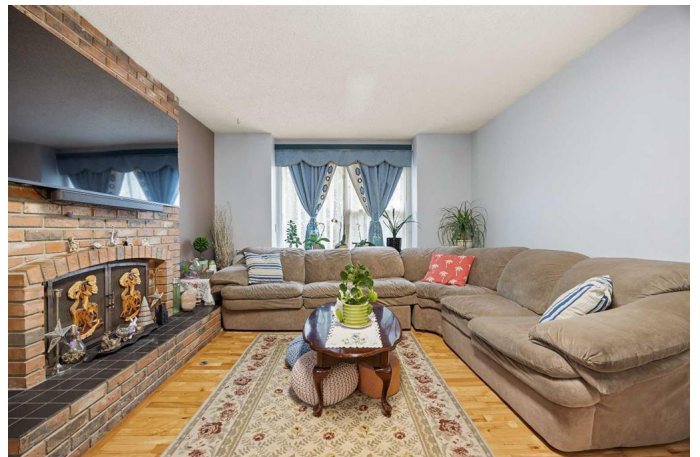
Temple, Calgary, Alberta

Spacious 3+1 Bedroom Bungalow with East-Facing Backyard & Prime Location. This inviting fully finished bungalow offers over 2,000 sqft of living space, ideally located within walking distance to Guy Weadick School and Annie Foote School, and close to 32 Avenue's vibrant shopping and dining district.

The main level features a spacious Living Room with a cozy wood-burning Fireplace and an adjacent Dining Room perfect for family meals. The well-sized Kitchen includes a bright Eating Area. Three Bedrooms complete this level, including a generous Primary Bedroom with a 2-piece Ensuite, two additional good-sized Bedrooms, and a 4-piece Bath with Quartz Countertops.

Step out from the Kitchen onto the full-width deck overlooking the beautifully landscaped, east-facing backyard. This outdoor space extends the living area and offers abundant garden space—a gardener's paradise—perfect for gatherings and family enjoyment. The backyard also features backlane access, an oversized double detached garage (heated, as is), and an extra storage room built next to the garage for all your storage needs.

The fully finished Basement boasts a large Family Room with a second wood-burning



Fireplace and flexible space for an Office or Recreation Area, plus a 4th Bedroom and a 4-piece Bathroom.

Located in a convenient and well-connected area, this home offers easy access to major roads, making daily commutes and errands simple and stress-free. Don't miss this exceptional opportunity to own a spacious bungalow in a prime location – a perfect place to call home.

Built in 1978

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246322    |
| Price          | \$519,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,101       |
| Acres          | 0.14        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3316 60 Street Ne |
| Subdivision | Temple            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y 3S9           |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |

# of Garages 2

## Interior

Interior Features Quartz Counters, See Remarks

Appliances Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Dog Run, Storage

Lot Description Back Lane, Landscaped, Rectangular Lot, Garden

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 8th, 2025

Days on Market 42

Zoning R-CG

## Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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