

\$545,000 - 3316 60 Street Ne, Calgary

MLS® #A2246322

\$545,000

4 Bedroom, 3.00 Bathroom, 1,101 sqft

Residential on 0.14 Acres

Temple, Calgary, Alberta

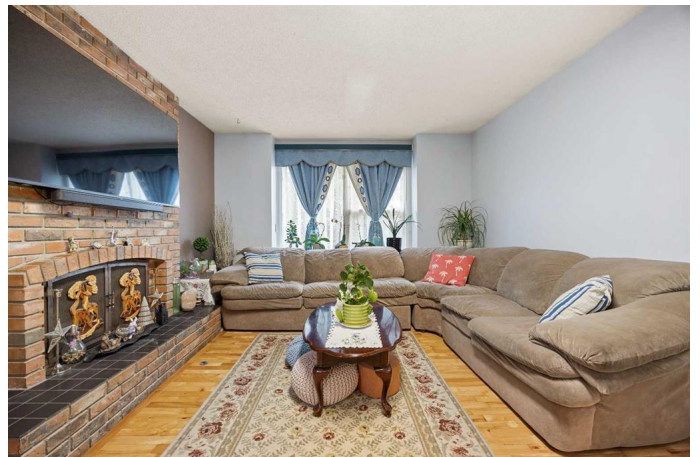
****OPEN HOUSE this Sat Aug 9th at 2-4PM****

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	\$545,000
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
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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, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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