



GRASSROOTS
REALTY GROUP

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44, 12 Templewood Drive NE
Calgary, Alberta

MLS # A2293750



\$285,000

Division:	Temple		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,053 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 453
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this perfectly situated 3-bedroom, 1.5-bathroom townhome in the community of Temple in Calgary's northeast. With east-facing exposure and a practical layout, this home is ideal for first-time buyers, families, or investors seeking a property in a convenient location. The main floor features durable vinyl plank flooring and a bright living area with plenty of natural light. The kitchen and dining space offer a functional layout for everyday living and entertaining. Upstairs, you'll find three comfortable bedrooms with carpet flooring, along with a full bathroom. The unfinished basement provides additional storage space and offers future development potential (subject to City approval) to suit your needs. The home also includes a fenced backyard with a deck and low-maintenance yard, ideal for relaxing outdoors or hosting summer gatherings. Located directly across from a school, this property is great for families with children. You are also just a short walk to No Frills, shops, and everyday amenities, making daily errands quick and convenient. The home includes one assigned parking stall and street parking in front of the property. A great opportunity to own an affordable home in an established northeast Calgary neighborhood with easy access to shopping, transit, parks, and major roadways. Contact today to schedule your private showing.