



**147 Templewood Drive NE
Calgary, Alberta**

MLS # A2299851



\$619,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Temple | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,114 sq.ft. | Age: | 1978 (48 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

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|--------------------|--|-------------------|---------------------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | Residential - Grade-Orien |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, No Animal Home, See Remarks, Separate Entrance | | |

Inclusions: -

ATTENTION INVESTORS & FAMILIES! | REGISTERED LEGAL BASEMENT SUITE | DETACHED DOUBLE GARAGE Welcome to 147 Templewood Drive NE, a rare find in the heart of the highly sought-after community of Temple. This meticulously maintained 4-level split offers the perfect blend of modern comfort and incredible income potential, making it an ideal choice for savvy homeowners looking for a mortgage helper or investors seeking a high-yield property. **The Main Levels:** The bright, open-concept main floor features durable laminate flooring and a spacious living room perfect for entertaining. The kitchen is a chef's delight, upgraded with sleek granite countertops and a stainless steel appliance package. Upstairs, you will find three generous bedrooms, including a primary suite complete with its own private 2-piece ensuite. An additional 4-piece shared bathroom services the upper level, providing plenty of space for a growing family. **Registered Legal Suite:** The lower levels host a fully Registered Legal Suite with the City of Calgary, boasting a separate entrance for maximum privacy. This suite is bright and spacious, featuring two large bedrooms, a full kitchen with a dining area, and a massive recreation room. Whether you use this to offset your mortgage or as a multi-generational living space, the value here is undeniable. **Exterior & Location:** The exterior of the home offers excellent curb appeal and a fully fenced backyard for kids or pets. Car enthusiasts and hobbyists will love the detached double garage with convenient access from the paved back lane. **Location Highlights:** Transit: Just a 2-minute walk to public transit. Shopping: Steps away from local shopping plazas and amenities. Schools: Surrounded by desirable schools, making the morning commute a breeze. Don't miss this turn-key opportunity in one of NE Calgary's

most convenient locations. Book your private showing today!