



**28 Templegreen Bay NE  
Calgary, Alberta**

**MLS # A2300648**

**\$419,000**



<b>Division:</b>	Temple		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	893 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Off Street, On Street, Parking Pad, Paved		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Central, High Efficiency, Forced Air, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, Pantry, Storage		

**Inclusions:** Basement Appliances: Dishwasher, Electric Range, Hood Fan, Refrigerator

Welcome to this fantastic opportunity in the heart of Temple, located on a quiet cul-de-sac just steps from the vibrant Temple Community Association and all its amenities. Enjoy year-round activities with outdoor skating, basketball courts, tennis courts, ball diamonds, soccer fields, and scenic walking paths, all within easy reach. Families will appreciate the walking distance to multiple nearby schools, making this an ideal location for both convenience and community living. This bi-level semi-detached home offers incredible flexibility for homeowners and investors alike, featuring an illegal basement suite with a separate living space. Step inside and head upstairs to the bright and spacious main floor, where a large living room with a cozy wood-burning fireplace welcomes you in. The updated kitchen is equipped with newer cabinetry, stainless steel appliances, and stone countertops, flowing seamlessly into the formal dining area with direct access to your side deck—perfect for entertaining or relaxing outdoors. At the back of the home, you’ll find two comfortable bedrooms, both complete with built-in closet organizers, along with a well-appointed 4-piece bathroom. The lower level is thoughtfully laid out, beginning with a shared laundry area and convenient access to the utility room. The illegal suite offers a surprisingly spacious layout, featuring a massive bedroom, an updated 4-piece bathroom with both a tub and separate shower, and a stylish kitchen complete with granite countertops, stainless steel appliances, and a dishwasher. The open-concept living and dining area is bright and inviting, with views out to the backyard. Additional upgrades include a newer furnace and hot water tank, along with electrical rough-in at the front of the home for a future EV charger. Whether you’re looking to live up and rent down, accommodate multi-generational living, or

add a strong investment property to your portfolio, this home delivers exceptional value in a well-established community.