



GRASSROOTS
REALTY GROUP

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131 Templewood Road NE
Calgary, Alberta

MLS # A2304462



\$568,000

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,905 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this well-located home in the established community of Temple, offering a functional layout and great potential for investors. The main floor features a living area, leading into a dining space and a kitchen with a breakfast nook. A family room provides additional living space. A MAIN FLOOR BEDROOM and 2-piece bath complete this level. Upstairs, you'll find 3 spacious bedrooms and 2 full bathrooms, including a comfortable primary bedroom setup. Situated on a NICE LOT in a convenient location close to schools, parks, shopping, and transit, this home also features a DOUBLE DETACHED GARAGE for added value and parking. GREAT OPPORTUNITY IN A FAMILY-FRIENDLY COMMUNITY!!