



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**40 Temple Place NE  
Calgary, Alberta**

**MLS # A2307361**



**\$404,999**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Temple                          |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                   |
| <b>Size:</b>     | 1,202 sq.ft.                    | <b>Age:</b>   | 1977 (49 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Parking Pad                     |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Rectangular Lot      |               |                   |

|                    |                                  |                   |      |
|--------------------|----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, 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>   | Vinyl Siding                     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home, Quartz Counters |                   |      |

**Inclusions:** none

Welcome Home! Renovated & Affordable & Move-In Ready Tucked away on a quiet cul-de-sac, this charming 2-storey attached home offers incredible value with 3+1 bedrooms, 2.5 bathrooms, and a fully finished basement—perfect for families, first-time buyers, or investors. Upgrades & Features : Renovated kitchen with maple cabinets, quartz countertops, stainless steel appliances, and tile flooring Laminate flooring throughout main level, stairs, and upper floor Newer high-efficiency furnace, hot water tank, toilet seats & taps All windows and roof replaced in recent years Bright & sunny living room with a large picture window Open kitchen & dining area overlooking the oversized backyard with parking & RV gate. Upper Level: 3 bedrooms + full bath. Spacious primary bedroom with a large closet & window. Basement: Additional bedroom, rec room, full bathroom, and convenient stacked laundry. Location Highlights :Walking distance to schools, playgrounds, shopping, and transit 3-minute walk to No Frills grocery store 5-minute walk to LRT station; easy access to Bus 303 & 57 Short drive to Village Square Leisure Centre & Library This home truly checks all the boxes for comfort, value, and convenience. Call today to book your private showing!