



GRASSROOTS

REALTY GROUP

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5811 Templehill Road NE
Calgary, Alberta

MLS # A2307793



\$599,000

Division:	Temple		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,120 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: none

ATTENTION INVESTORS & FIRST-TIME HOME BUYERS! Incredible opportunity in the heart of Temple with SEPARATE ENTRANCE, and RV PARKING! This spacious 4-level split offers 4 bedrooms, 3.5 bathrooms, a second kitchen, separate laundry, and a flexible layout perfect for multi-generational living or generating rental income. Step inside to soaring vaulted ceilings and oversized windows that flood the home with natural light. The main floor features a bright and inviting living space along with an updated kitchen complete with stainless steel appliances and soft-close cabinetry. Upstairs, you’ll find two generously sized bedrooms, including a primary bedroom with its own private ensuite. The fully developed lower levels offer even more living space with two additional bedrooms, multiple bathrooms, a second kitchen, and separate access and separate laundry. Outside, enjoy a large double detached garage, extra rear parking, and plenty of space for RV parking. Located just minutes from schools, parks, shopping, transit, and major routes, this home combines convenience, versatility, and value in one unbeatable package. Don’t miss your chance to own a property with endless possibilities – book your showing today! (Some rooms are virtually staged)