



GRASSROOTS
REALTY GROUP

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58 Templeson Crescent NE
Calgary, Alberta

MLS # A2311553



\$439,500

Division:	Temple		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	915 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Gravel Driveway, Off Street, On Street, Other		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Granite Counters, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: N/A

Exceptional Investment Opportunity in Northeast Calgary! This bright, spacious, and ****recently renovated**** 4-bedroom bi-level home offers incredible flexibility for both homeowners and investors. Whether you choose to live upstairs and offset your mortgage with rental income, or rent out both levels to maximize cash flow, this property is designed to deliver value. Thoughtfully laid out, the home features two fully separated living spaces with a private entrance, two sets of laundry, and functional floorplans—ideal for multi-generational living or reliable rental potential. The illegal basement suite adds convenience that access to the lower level can also be made from the upper level if desired. The upper level has been recently renovated and showcases new windows, doors, casings, luxury vinyl plank flooring, granite kitchen countertops, and beautifully refreshed cabinetry with updated appliances. The lower level is well maintained, move-in ready, and offers strong rental appeal. Additional highlights include a sunny front balcony, a fully fenced backyard, and convenient alley-access parking. The home is located close to schools, public transit, shopping, and everyday amenities in a well-established Northeast Calgary community. Please note: new windows have been installed, and baseboards and trim will be completed upon arrival of supplies. Basement flooring has already been purchased and can be installed, with terms negotiable. An excellent opportunity for first-time buyers seeking an income helper or investors looking to expand their portfolio—this is a smart move all around.