



GRASSROOTS
REALTY GROUP

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5502 Temple Road NE
Calgary, Alberta

MLS # A2314706



\$339,900

Division:	Temple		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,156 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Located Across from a Green Space! This immaculate 2 storey semi-detached home is bright and open with large windows that invite natural light inside! The kitchen has a unique island with a "pull out" table for eating and plenty of cabinetry. The large living room has deep windows with bright south views. Ascend upstairs to the master suite, plus an adjacent 4 piece bathroom and 2 spacious extra bedrooms. The basement is awaiting your personal touch, with laundry area included. The backyard is fully fenced with a parking area for 2 cars. Newer roof with 25 year warranty! Furnace and hot water tank are 7 years new. A large patio is perfect for relaxing or entertaining. Close to schools, shopping and transit - all amenities are close.