



GRASSROOTS
REALTY GROUP

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252 Templeview Way NE
Calgary, Alberta

MLS # A2317927



\$359,000

Division:	Temple		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,140 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot		

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

Inclusions:	Shed X2
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Set on a spacious pie shaped lot in the heart of Temple, this charming half duplex offers the perfect blend of comfort, functionality, and room to grow. Whether you're stepping into homeownership, looking for more space, or adding to your investment portfolio, this home delivers incredible value in a well established neighbourhood. Inside, you'll find a bright and welcoming layout with three generously sized bedrooms, comfortable living spaces, and large windows that fill the home with natural light. Recent upgrades include all new windows (2024) and a new washer and dryer, allowing you to move in with confidence and enjoy worry free living from day one. The oversized backyard is a rare find, offering endless possibilities for summer BBQs, children and pets to play, gardening, or designing your dream outdoor space. Need extra parking? The rear fence can easily be opened to create additional parking for multiple vehicles, a trailer, or recreational toys, while the front parking pad provides added convenience for everyday use. Surrounded by parks, schools, shopping, transit, and everyday amenities, you'll enjoy the convenience of having everything you need just minutes from your doorstep. If you've been searching for an affordable home with a large yard, flexible parking options, and thoughtful updates already completed, 252 Templeview Way NE is one you'll want to see in person! Schedule your private showing today!