



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1 Templemont Road NE
Calgary, Alberta

MLS # A2317986



\$395,000

Division:	Temple		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	819 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: shed in back yard

****Open House Saturday 1-3PM****Incredible value in Temple. This beautifully renovated bi-level offers 5 bedrooms, 2 full bathrooms, and over 1,600 sq.ft. of developed living space on a large corner lot. The bright and welcoming main level features luxury vinyl plank flooring, updated lighting, a spacious living room, and a renovated kitchen complete with quartz countertops, modern cabinetry, and stainless steel appliances. Two generous bedrooms and a full bathroom complete the upper level. The fully finished lower level offers 3 additional bedrooms, a renovated 3-piece bathroom, separate laundry, and exceptional flexibility for large families, multi-generational living, or future development. Previously configured with a secondary kitchen area and already plumbed for a future kitchen and additional laundry, the basement offers exciting potential, subject to city approvals. Outside, enjoy the large fenced yard with plenty of space for children, pets, gardening, or entertaining. The corner lot location provides added privacy and functionality, while the convenient location puts you close to schools, parks, shopping, transit, and major roadways. Move-in ready and extensively updated throughout, this home offers an incredible opportunity for first-time buyers, investors, or families looking for affordable space without compromising on comfort. With 5 bedrooms, 2 full bathrooms, and future suite potential, opportunities like this at \$400,000 are hard to find.