



GRASSROOTS
REALTY GROUP

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56 Templeridge Crescent NE
Calgary, Alberta

MLS # A2318453



\$420,000

Division:	Temple		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,237 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this bright and well-maintained 3-bedroom home, ideally located across from a park with tennis courts, baseball diamonds, and soccer fields. The inviting main floor features a spacious living room with a fireplace, a large bay window, an updated kitchen with ample counter space, a generous dining area, and a renovated powder room. Upstairs offers three spacious bedrooms, including a primary bedroom with dual closets, along with a 5-piece bathroom featuring double sinks. The lower level provides additional living space with a family room, a versatile office or flex room, laundry area, and plenty of storage. Enjoy relaxing or entertaining in the sunny west-facing backyard with a private patio. Conveniently located near schools, shopping, parks, and transit, this is a wonderful place to call home.