



GRASSROOTS
REALTY GROUP

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72 Templeson Way NE
Calgary, Alberta

MLS # A2325263



\$549,000

Division:	Temple		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,187 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

Welcome to this fantastic opportunity in the established community of Temple. Whether you're looking for a solid investment property, a positive cash-flow rental, or the flexibility of living upstairs while renting the lower level, this home offers exceptional potential. Featuring **5 bedrooms, 2.5 bathrooms, and a separate entrance**, the layout is ideal for a variety of living arrangements. Large windows throughout fill the home with natural light, creating bright and inviting living spaces. Perfectly situated beside a park, this property offers an ideal setting for families while also appealing to savvy investors. Enjoy the convenience of being just minutes from schools, shopping, public transit, and major roadways. A versatile property in a prime location with endless possibilities.