



GRASSROOTS
REALTY GROUP

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208 Temple Close NE
Calgary, Alberta

MLS # A2325989



\$475,000

Division:	Temple		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,053 sq.ft.	Age:	1976 (50 yrs old)
Beds:	10	Baths:	3
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot, See Remarks		

Heating:	Central	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

REPLACE YOUR MONTHLY SALARY at a very reasonable price!! Last 3 month's rental revenue was \$5,160, \$5,410, \$5,410 for April, May, and June 2026 with full occupancy throughout all the years of ownership. This property is very close to public transit, many schools (including Lester B Pearson), Grocery, Shopping Centers, Churches and Mosques. They are just 10-20 minute walking distance! This is a terrific investment opportunity with a great location!!