



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

436 Templewood Place NE
Calgary, Alberta

MLS # A2326290



\$405,000

Division:	Temple		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,193 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, On Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Dog Run Fenced In, Front Yard, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: All furniture in the home is included. Please ask the listing agent for a complete list of included items.

Welcome to this bright and spacious 3-bedroom, fully finished home tucked away on a quiet cul-de-sac. You'll love how easy life is here quick access to McKnight Boulevard, 52 Street NE, and Stoney Trail makes getting around the city simple, while schools, parks, shopping, transit, and everyday essentials are all just minutes away. Inside, the home feels warm and inviting with plenty of natural light throughout. The main floor features a comfortable living area, a dedicated dining area, and a functional kitchen that works well for both daily living and entertaining. The flooring throughout adds a clean, carpet-free feel while keeping the space low-maintenance. Downstairs, the fully finished basement adds even more space to enjoy perfect for a family room, media area, or play space with additional storage. Step outside to a fully fenced backyard that's ready for summer living. The extended wood deck is ideal for BBQs, gatherings, or simply relaxing outdoors, and the added storage shed and rear paved alley access bring extra convenience. Parking for two vehicles (tandem) is conveniently located behind the fence with access from the rear alley. Additional street parking is available directly in front of the home.