



GRASSROOTS
REALTY GROUP

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317 Templemont Place NE
Calgary, Alberta

MLS # A2328530



\$374,900

Division:	Temple		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	901 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Situated on a quiet, family-friendly street in the established community of Temple, this semi-detached home offers over 900 sq. ft. of comfortable living space featuring 2 spacious bedrooms and 1.5 bathrooms. Adding to its appeal is the rare opportunity to purchase the adjoining property at 319 Templemont Place NE, which is also currently available for sale. Whether you're an investor seeking strong rental income potential, a multigenerational family looking for flexible living arrangements, or a buyer interested in owning both sides of a duplex for future opportunities, this unique offering is seldom found in today's market. Inside, the bright and inviting main floor is filled with natural light from large windows, while the cozy living room with a fireplace creates a warm and welcoming atmosphere. The functional kitchen offers ample cabinetry and storage space, making everyday living both practical and efficient. The home features two generously sized bedrooms, including a spacious primary retreat complete with a private 2-piece ensuite and sliding patio doors leading to a private deck, perfect for enjoying your morning coffee or unwinding in the evening. Convenient main-floor laundry further enhances the thoughtful layout. The unfinished basement provides a blank canvas for future development, whether you envision additional living space, a recreation room, home gym, or extra storage. Outside, the private, low-maintenance backyard offers the ideal setting for summer enjoyment and outdoor gatherings. Conveniently located just minutes from schools, parks, playgrounds, shopping, restaurants, and public transit, this property delivers outstanding accessibility and long-term value in a well-established neighbourhood. Whether purchased on its own or together with 319 Templemont Place NE, this home presents an exceptional opportunity for homeowners and investors alike.

Book your private showing today!