



GRASSROOTS
REALTY GROUP

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319 Templemont Place NE
Calgary, Alberta

MLS # A2328531



\$389,900

Division:	Temple		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	902 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	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

Whether you're looking for a comfortable home, a revenue property, or the unique chance to acquire both sides of the duplex, this offering provides exceptional flexibility for investors, multigenerational families, or buyers considering future redevelopment opportunities (subject to municipal approvals). Situated on a quiet, family-friendly street in the established community of Temple, this home offers over 900 sq. ft. of comfortable living space with 2 spacious bedrooms and 1.5 bathrooms. The bright main floor features durable vinyl flooring, large windows that fill the space with natural light, and an inviting living room complete with a cozy fireplace. The functional kitchen showcases white cabinetry, stainless steel appliances, and ample storage space. The spacious primary bedroom includes a private 2-piece ensuite and sliding patio doors leading to a private deck, perfect for enjoying your morning coffee or relaxing in the evening. Main-floor laundry adds everyday convenience, while the partially finished basement offers a versatile recreation or flex room ideal for a home office, gym, media room, or play area. Outside, the private low-maintenance backyard provides a great space for entertaining or enjoying the summer months. Conveniently located close to schools, parks, playgrounds, shopping, restaurants, and public transit, this property offers outstanding accessibility and long-term value. With 317 Templemont Place NE also available for purchase, buyers have the rare opportunity to own an entire duplex, creating additional rental income potential and long-term investment value. Book your private showing today!