



**GRASSROOTS**  
REALTY GROUP

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**5 Templemont Road NE**  
**Calgary, Alberta**

**MLS # A2328617**



**\$440,000**

|                  |                                                                 |               |                   |
|------------------|-----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Temple                                                          |               |                   |
| <b>Type:</b>     | Residential/Duplex                                              |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level                                 |               |                   |
| <b>Size:</b>     | 990 sq.ft.                                                      | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 6                                                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Concrete Driveway, Guest, Parking Pad, RV Access/Parking, Stall |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                                                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level       |               |                   |

|                    |                                                                                                                                                       |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                                                                                                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Concrete, Vinyl Siding, Wood Frame                                                                                                             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Track Lighting, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | NA                                                                                                                                                    |                   |      |

Don't miss this exceptional opportunity to own a beautifully updated half duplex in Temple offering nearly 1,000 sqft above grade and an impressive 6 bedrooms, an incredibly rare feature for a home of this size while maintaining functional spaces. Perfect for big families or maximizing rental income. Thoughtfully designed with a functional open-concept layout, the main level feels bright, spacious, and welcoming, making it ideal for both everyday living and entertaining. Modern updates throughout provide a fresh, move-in-ready feel, while the convenience of main-floor laundry adds to the home's practicality. The non-conforming basement suite offers excellent flexibility for extended family, guests, or potential rental income, making this property an attractive option for homeowners and investors alike. Located close to shopping, numerous schools, parks, and everyday amenities, this home combines space, versatility, and convenience in one affordable package. Whether you're looking for a family home with room to grow, a mortgage-helper to ease affordability, or an investment property with strong income potential, this one is worth a closer look.