



GRASSROOTS
REALTY GROUP

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6824 Temple Drive NE
Calgary, Alberta

MLS # A2328798



\$499,000

Division:	Temple		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,092 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Driveway, Garage Door Opener, Garage Faces Rear, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed attached to the side of the house. Pergola in backyard

The investment opportunity you've been waiting for! This exceptionally well-maintained detached bi-level offers incredible flexibility—whether you're looking for a family home, an investment property, or the opportunity to develop a secondary walk-out suite (subject to City of Calgary permits and approvals). One of the home's standout features is its bi-level design with a side entrance that can be easily converted into a shared entrance, creating private access to both the main floor and lower level. A common landing already provides convenient access to both levels, making the transition seamless. The bright and inviting main floor features an open-concept layout with updated luxury vinyl plank flooring, updated vinyl windows, and a renovated spacious kitchen complete with stainless steel appliances. Step outside to the beautiful newly built east-facing deck with modern glass railings, the perfect place to enjoy your morning coffee while watching the sunrise. The main level offers two generously sized bedrooms, including a rare primary bedroom featuring a walk-in closet and private ensuite bathroom. The beautifully updated main bathroom includes a double vanity and laundry hookups, providing the option for convenient main floor laundry. The fully developed lower level offers nearly 1,000 sq. ft. of additional living space with large above-grade windows that fill the space with natural light. A spacious family and recreation room, 3-piece bathroom, and functional layout provide excellent potential for the addition of a kitchen. Outside, you'll love the private low maintenance west-facing backyard featuring a pergola, large storage shed, level lawn, and a single detached garage. Additional parking is available on the front driveway, while rear alley access provides added convenience. Located in the established community of Temple, this home is

within walking distance of several schools, including Annie Foote School, Guy Weadick School, Father Scollen School, and St. Thomas More School, making it an excellent choice for families. Residents enjoy easy access to the Temple Community Association, outdoor skating rink, tennis courts, sports fields, playgrounds, regional pathways, and the nearby Village Square Leisure Centre. Commuting is effortless with nearby transit, major routes including McKnight Boulevard and 52 Street NE, and convenient access to shopping, restaurants, Calgary International Airport, and the northeast industrial employment corridor. Whether you're looking for a move-in-ready family home or an outstanding investment this versatile property offers exceptional value and endless possibilities.