



GRASSROOTS
REALTY GROUP

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54 Templegreen Road NE
Calgary, Alberta

MLS # A2329713



\$490,000

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,201 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

LOCATION, LOCATION, LOCATION! Welcome to this charming 3-bedroom, 2-storey corner lot home in an unbeatable family-friendly location. Situated directly across from a school, park, community centre, baseball diamonds, soccer fields, and tennis courts, with a bus stop just around the corner, convenience is at your doorstep. Step inside to a freshly painted interior featuring a bright living room, sun-filled dining area, and functional kitchen with ample cabinetry and newer appliances. Upstairs offers three spacious bedrooms and a 3-piece bathroom, while the partially finished basement provides extra space for a recreation room, home office, or gym. Enjoy the fully fenced backyard and single detached garage, perfect for added privacy, parking, and storage. With its fantastic location, thoughtful updates, and functional layout, this home is perfect for families, first-time buyers, or investors. Book your private showing today!