



GRASSROOTS
REALTY GROUP

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172 Templemont Drive NE
Calgary, Alberta

MLS # A2330304



\$630,000

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,843 sq.ft.	Age:	1979 (47 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Low Maintenance Landscape, Private		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, Recessed Lighting, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: In bsmt: Refrigerator, Stove, Microwave, Hood Fan

OPEN HOUSE: Sun Jul 19 - 1:00-3:00pm - Endless opportunity on an expansive R-CG Lot! Situated on an impressive 7,300+ sq/ft R-CG zoned lot, on a gorgeous tree-lined street, where pride of ownership is immediately evident, is this spacious 1,843.39 sq/ft home, which offers exceptional flexibility (and space!) for families, multi-generational families, investors, or those potentially looking for future redevelopment (subject to City approval & land zoning restrictions). Step inside to discover a bright, sun-filled main floor featuring brand new blonde luxury vinyl plank flooring throughout. The renovated kitchen has been thoughtfully updated in recent years and serves as the heart of the home, opening to one of two generous living spaces (on the main) w/ a beautiful white-washed stone fireplace. A tucked-away den/bedroom provides an ideal home office, bedroom (perfect for multi-generational households!) or playroom, while the convenient main floor laundry, 2-piece bathroom, and direct access to the enormous backyard complete this functional layout. Updated recessed lighting throughout the main floor. Upstairs, you'll find brand new carpet throughout, along with three spacious bedrooms. The primary retreat offers abundant natural light from two large windows & a private 3-piece ensuite. Two additional bedrooms are serviced by a convenient 4-piece bathroom. The lower level features a illegal suite complete with a kitchen area including a stove, hood fan, sink, and refrigerator, along with a recreation/living space, two bedrooms (windows do not meet current egress requirements), a 4-piece bathroom, and ample storage. Outside, the massive backyard provides endless opportunities for kids, pets, gardening, entertaining, or future development. With desirable R-CG zoning, this property also presents potential long-term redevelopment potential, (subject to City of

Calgary approval & zoning restrictions). The home is finished with a convenient double attached garage, with ample driveway & street parking. Whether you're searching for a large family home on an even larger lot, an investment opportunity, or a property with future upside, this one is packed with possibilities.