



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

235 Templemont Drive NE
Calgary, Alberta

MLS # A2332574



\$470,000

Division:	Temple		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	916 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: NA

Welcome to this bright and spacious 4-level split semi-detached home in the heart of Temple, offering the perfect combination of space, functionality, and value. With 4 bedrooms, 2 full bathrooms, and two separate living areas, this bright and spacious home offers a functional layout that's perfect for growing families, first-time buyers, or investors. The open main floor is filled with natural light, while the cozy family room with a wood-burning fireplace creates the perfect place to unwind. Upstairs, you'll find two generously sized bedrooms and a full bathroom. Just off the family room is the third bedroom, making it an ideal space for guests, teenagers, or a home office. The fully developed basement offers even more flexibility with a fourth bedroom, a second full bathroom, and an additional fridge and stove, providing excellent potential for extended family living or a future mortgage helper, subject to any required approvals. The home also features a separate side entrance, adding even more flexibility and future possibilities. Recent updates include a beautifully renovated full bathroom, along with new vinyl plank flooring and tile in the basement, giving the lower level a fresh, modern feel. Outside, you'll appreciate the oversized double detached garage, built just a few years ago, offering plenty of room for vehicles, storage, a workshop, or all your outdoor gear. The location is just as impressive. Temple is a well-established, family-friendly community with everything you need just minutes away. Enjoy easy access to schools, parks, playgrounds, shopping, public transit, and major roadways, making commuting across the city quick and convenient while keeping everyday amenities close to home. Whether you're looking for your first home, more space for your family, or a fantastic investment opportunity, this home offers exceptional value in a great location. Don't miss your chance

to make it yours!