



GRASSROOTS
REALTY GROUP

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136 Templeview Place NE
Calgary, Alberta

MLS # A2334269



\$565,000

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,019 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Whether you're looking to add to your investment portfolio, offset your mortgage with rental income, or create a comfortable setup for multi generational living, this home offers endless potential. Temple is situated near parks and pathways, schools and has easy access to shopping, recreation and Calgary Transit. Major roadways including McKnight Boulevard and Stoney Trail, making it easy to get wherever you need to go. Notable updates you may miss while walking through include a new roof completed last summer, a high efficiency furnace and a fully drywalled, heated garage for year-round use. Inside, the main floor features a spacious living room that flows into the dining area and kitchen, while a large picture window overlooks the backyard and fills the space with natural light. Three generously sized bedrooms and a full bathroom complete the main level. Downstairs offers even more flexibility with its own kitchen, comfortable living room, spacious bedroom, full bathroom, fireplace and shared laundry room. Outside, you'll appreciate the double garage with room for two vehicles plus additional storage. The massive backyard offers privacy thanks to the mature trees, with plenty of space for kids, pets, gardening, or just enjoying the outdoors. This is a fantastic opportunity to own a property that works for your lifestyle today while offering great income potential for the future.