



GRASSROOTS
REALTY GROUP

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264 Templeview Way NE
Calgary, Alberta

MLS # A2334547



\$415,000

Division:	Temple		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,240 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: n/a

Welcome to this well-designed two-storey semi-detached home, offering functional living space across three levels perfect for families or investors alike. The main floor features a bright kitchen with an attached eating area, a spacious living room and connected dining room great for entertaining and family meals. A convenient 2-piece bathroom completes the main. Upstairs, you'll find a large primary bedroom with duel closets, two more generously sized bedrooms and a full 4-piece bathroom, offering a comfortable private space for the entire family. The finished basement adds excellent additional living space with a rec room perfect for a media room or home gym, a fourth bedroom/office (windows not egress), and a full bathroom ideal for guests or a growing family. The home has some fresh paint, new flooring and is situated right next to a park/playground area. Don't miss your chance to view this fantastic property, book your showing today!