



GRASSROOTS
REALTY GROUP

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463 Templeton Road NE
Calgary, Alberta

MLS # A2335189



\$555,000

Division:	Temple		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,443 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Square Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/A
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This spacious 4 level back split offers a functional layout with plenty of room for a growing family. The main level features a bright living room, dining area, and kitchen with ample cabinet and counter space. The upper level includes three bedrooms, including a primary bedroom with a 3 piece ensuite, as well as a full main bathroom. The lower level offers a large family room, an additional bedroom, a flexible office or den, and another full bathroom. The fourth level provides additional developed living space, including another bedroom. The property also features a double front attached garage and a large driveway and is conveniently located close to schools, parks, shopping, public transit, and other amenities. This property requires 24 hr notice or ample notice to show