



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

123 Templewood Road NE
Calgary, Alberta

MLS # A2349941



\$599,990

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	995 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Quartz Counters

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

Inclusions: Basement Appliances - Electric Cooktop, Refrigerator, Washer, Dryer

RARE FIND IN TEMPLE | RENOVATED BUNGALOW | HEATED TRIPLE DETACHED GARAGE | Total 5 BEDROOMS | 2-BEDROOM ILLEGAL BASEMENT SUITE! Opportunities like this don't come often! Welcome to this beautifully renovated bungalow in the highly desirable and established community of Temple, offering an incredible combination of location, space, versatility and a truly exceptional garage. The bright and functional main level features 3 bedrooms, a spacious living room, dedicated dining area, updated kitchen, full bathroom and convenient main-floor laundry. The thoughtfully developed lower level adds tremendous flexibility with a 2-bedroom illegal suite, complete with its own kitchen, full bathroom, laundry and multiple recreation/living spaces—ideal for extended family, guests or additional living arrangements. But the STAR OF THE PROPERTY is outside: an impressive HEATED TRIPLE DETACHED GARAGE offering around 754 SQ FT! Whether you're a car enthusiast, contractor, hobbyist or simply want incredible parking, storage and workshop space, this garage is an exceptionally rare feature for the area. Enjoy an AMAZING TEMPLE LOCATION surrounded by established amenities and conveniently located near schools, parks, playgrounds, shopping, public transit and major roadways. With 5 bedrooms, extensive developed living space, a renovated interior and a massive heated triple garage, this property delivers the space and flexibility that are increasingly difficult to find. A standout bungalow in a fantastic location—this one deserves to be seen!