



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

52 Templegreen Bay NE
Calgary, Alberta

MLS # A2351103

\$479,900

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,315 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to 52 Templegreen Bay NE — a comfortable and thoughtfully updated home nestled in a quiet, tree-lined cul-de-sac in the established community of Temple. Offering approximately 1,200 sq. ft. of living space, this home features 3 bedrooms, 1 full bathroom and 2 half bathrooms, along with a finished basement providing additional space for a family room, home office, gym, recreation area, or entertaining equipped with a wet bar. The main level features laminate flooring throughout and a practical layout designed for comfortable everyday living. The renovated bathrooms add a fresh, modern touch, including new toilets and a new bathtub. The primary bedroom offers the added enjoyment of a private upper-level patio, creating a lovely spot to step outside, relax, and enjoy the surrounding mature trees. The home also features durable aluminum siding, a single attached garage, and a water softener system. Enjoy the peaceful setting surrounded by mature trees and friendly neighbours, creating a warm and welcoming atmosphere that makes this cul-de-sac feel like home. Best of all, you're just steps from the community hall, with parks, schools, shopping, transit, and other everyday amenities nearby. With its functional layout, updated bathrooms, finished basement, private primary bedroom patio, and wonderful community setting, this home is an excellent opportunity for first-time buyers, families, or investors looking for a home in an established northeast Calgary community - come see why 52 Templegreen Bay NE is a wonderful place to call home!