



GRASSROOTS
REALTY GROUP

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208 Temple Close NE
Calgary, Alberta

MLS # A2213717



\$500,000

Division:	Temple		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,074 sq.ft.	Age:	1976 (49 yrs old)
Beds:	6	Baths:	3
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

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

Inclusions: n/a

This 1074 sq ft bi-level with a fully developed basement offers remarkable potential for those with an eye for opportunity. Featuring 7 bedrooms and 3 full bathrooms—including a convenient ensuite in the primary bedroom—this spacious home is primed for flexible living arrangements. An attached single garage at the back adds practicality and value. Nestled in the well-established community of Temple, this property is minutes from schools, parks, and essential amenities. While the home could use some updates, its solid structure and versatile layout make it an appealing choice for those looking to maximize value. Whether you're seeking a project or envisioning new possibilities, this is one you won't want to miss!