



GRASSROOTS
REALTY GROUP

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54 Templeson Crescent NE
Calgary, Alberta

MLS # A2219194



\$499,000

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,303 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage		

Inclusions: None

Welcome to 54 Templeson Crescent NE! This 2 storey home is a great investment or for a growing family! The main level consists of a bright & open front living room which is open to the dining area and a newly upgraded kitchen with all new appliances! The kitchen has tons of cupboard space and a centre island. The rear family room has a wood burning fireplace and access to the West deck and backyard! A two piece bath completes this level. Upstairs you will find 3 good sized bedrooms, 2 at the rear of the home and the primary at the front with an East facing balcony! The primary has a 2 piece ensuite. Enjoy the AC this summer too! There is also a 4 piece family bath. The finished basement has a large Rec.Room, 4th bedroom and a den that could easily be turned into a 5th bedroom if needed! Plenty of storage too! Parking pad at the rear plus street parking. Stay cool this summer with the newer central air system! Close to all levels of schools, shopping and public transit!