



GRASSROOTS
REALTY GROUP

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5516 Temple Drive NE
Calgary, Alberta

MLS # A2220492



\$559,999

Division:	Temple		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,064 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to this fantastic opportunity for homeownership, A Detached Bi-level home located in the heart of Temple, across from the No-Frills. A perfect investment property to live up and rent down, or rent both. Freshly painted, and has now vinyl flooring in the basement. This property features a single detached garage, fully fenced backyard and fully developed around 1900 sqft covered area. This home is move-in ready and comes with everything you'll need. the main floor offers a living room, master-bedroom with 2pc in suite bathroom, and another good size bedroom. Good size kitchen, dining and excess to the deck. A separate entry will take you to the basement, offering a large living area, kitchen and 2 bedrooms. Across from No-Frills, 2 minutes to Village Square Leisure Centre, 5 minutes to Costco, Sunridge Mall, Peter Lougheed Hospital or the C- train. **ILLEGAL BASEMENT SUITE WITH SIDE ENTRY!**