



**GRASSROOTS**  
REALTY GROUP

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**344 Templeside Circle NE**  
**Calgary, Alberta**

**MLS # A2235061**



**\$639,999**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,276 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Pie Shaped Lot, Street Lightin		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Natural Woodwork, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s)		

**Inclusions:** NONE

Nestled in the heart of Temple's established and welcoming neighborhood, this beautifully maintained home offers the perfect blend of thoughtful updates and timeless value. Step inside and immediately feel at ease with major upgrades already completed for your peace of mind—including a new roof, water tank, and garage door, all in 2023. The furnace, updated in 2019, ensures comfort through Calgary's coldest winters, while the brand-new fence (May 2025) adds charm and privacy to your spacious backyard. The kitchen features elegant granite counters (2022) and a built-in microwave above the range, ideal for everyday convenience. Fresh paint throughout the dining, kitchen, and living room (2024) creates a bright and inviting atmosphere, enhanced by large bay windows and an abundance of natural light. Additional improvements include leaf filters (2023), fascia and eavestrough replacements (2021), and a newly redone driveway (August 2023). With a parking pad in the back, solid bones, and a layout full of potential, this move-in-ready gem is close to schools, shopping, and all essential amenities—offering both immediate comfort and long-term value. Book your showing today, as you do not want to miss out on this opportunity!