



**GRASSROOTS**  
REALTY GROUP

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**147 Templevale Road NE**  
**Calgary, Alberta**

**MLS # A2235178**



**\$659,000**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,382 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Separate Entrance		

**Inclusions:** N/A

Fantastic revenue property in the heart of Temple with a City of Calgary Legal Registered Secondary Suite. This beautifully updated home offers 6 bedrooms, 3 full bathrooms, 2 laundries, 2 hot water tanks, and an upgraded furnace. Both suites are fully self-contained with separate entrances, offering privacy and great income potential. Upgrades include windows, flooring, kitchens, bathrooms, and sound insulation between floors. The main level features a spacious living and dining area with a modern gas fireplace, a stunning granite kitchen with stainless steel appliances, and 4 bedrooms including a primary with ensuite. The legal 2-bedroom basement suite feels bright and open with large windows, an upgraded kitchen, and a spacious living/dining layout. Enjoy a double detached garage, a sunny west-facing backyard, and great access to 68 Street, McKnight Blvd, and Stoney Trail. A must-see home with exceptional income potential!