



**GRASSROOTS**  
REALTY GROUP

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**6507 Temple Drive NE**  
**Calgary, Alberta**

**MLS # A2237452**



**\$650,000**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,286 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Reverse Pie Shaped Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Basement appliances: stacked washer/dryer, range, range hood, refrigerator.

Welcome to this beautifully updated bi-level home in Temple, with ILLEGAL BASEMENT SUITE with SEPARATE ENTRANCE. Offering a total of 2,361 sq.ft. of finished living space on an impressive 6,813 sq.ft. lot. With vinyl windows throughout and recent interior renovations giving the home a clean, modern feel, this is a great opportunity in a family-friendly location. Perfectly positioned across the street from two schools and a playground, and just steps to public transit, this home blends convenience, comfort, and value in a tree-lined neighbourhood.\*\*\* \* The main floor offers 1,286 sq.ft. of open concept living with a bright and welcoming layout. The spacious living room features a vaulted ceiling, wood-burning fireplace, and a stylish paneled accent wall. The adjoining dining area opens onto the back deck through patio doors, making it perfect for indoor-outdoor entertaining. The refreshed kitchen includes high-gloss white cabinetry, a window overlooking the backyard, and a practical breakfast bar offering extra prep and seating space. There are three bedrooms on the main floor, including a generous primary bedroom with its own private ensuite with shower. Two additional bedrooms, a full family bathroom, plenty of storage closets, and a large front foyer with double entry doors complete the main level. This level features modern vinyl plank flooring throughout the main living spaces, with carpet in the bedrooms for added comfort.\*\*\*\* The fully finished illegal basement suite offers great flexibility for multi-generational living or for future legal suite potential (subject to required development approval). It has a separate entrance and offers 1075 sq.ft. of living space. With a newly installed kitchen with modern cabinetry, black hardware, and quartz countertop, along with a dining area and a laundry area with a stacked washer and dryer. A spacious family room

boasts two large windows and a fireplace. There's one large bedroom with 2 windows, that could be reconfigured into two separate bedrooms, and a full bathroom with a modern tiled tub surround.\*\*\*\* Outside, the large backyard provides ample space for kids, pets, or gardening. The oversized detached double garage with two overhead doors offers plenty of space for vehicles, storage, or a workshop. \*\*\*\* This is the perfect investment opportunity with tenants already in place till the end of January 2026. Check out virtual tour and then book your showing today and find out why this could be a smart move for you!