



GRASSROOTS
REALTY GROUP

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28 Templehill Crescent NE
Calgary, Alberta

MLS # A2238189



\$649,999

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,101 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: FURNACE IN THE GARAGE (AS-IS)

Welcome to this fully RENOVATED BUNGALOW with a LEGAL BASEMENT SUITE & DETACHED GARAGE in the heart of Temple NE, perfect for families or investors! The main floor features a BRIGHT, OPEN FLOOR PLAN with LARGE WINDOWS that fill the space with NATURAL LIGHT, a NEWER KITCHEN with QUARTZ COUNTERTOPS, a SPACIOUS MASTER BEDROOM with a 2-PIECE ENSUITE, TWO ADDITIONAL well-sized BEDROOMS, a FULL 4-piece BATHROOM, and a DINING ROOM with a CONVENIENT LAUNDRY CLOSET. The LEGAL BASEMENT SUITE offers TWO spacious bedrooms, a full 4-piece bathroom, an open-concept living area with a full kitchen (laminated countertops), and laundry facilities in the utility room, which includes a NEWER FURNACE and WATER TANK. Additional upgrades include a recently replaced roof, DURABLE LUXURY VINYL PLANK flooring throughout, FAUX WOOD BLINDS, an OVERSIZED GARAGE, a shed for extra storage, and a LARGE BACKYARD PATIO perfect for relaxing and entertaining, complete with a flower planter to enhance your outdoor oasis. Located within WALKING DISTANCE to SCHOOLS and a SHOPPING PLAZA with NoFrills, and just minutes from major roads! This home is truly MOVE-IN ready. All the work has been done for you—live upstairs and rent the LEGAL BASEMENT SUITE, or enjoy the entire space as your family grows. Don't miss out on this fantastic opportunity—welcome home!