



GRASSROOTS
REALTY GROUP

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5625 Templehill Road NE
Calgary, Alberta

MLS # A2241478



\$424,900

Division:	Temple		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,121 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: Storage Shed

Welcome to this affordable and well-located two-storey half duplex, nestled on a quiet street directly across from Guy Weadick Elementary School in the heart of Temple. With no condo fees, a south-facing backyard, and a double detached garage (single door), this home offers tremendous value for first-time buyers, investors, or those looking to add their personal touch. Step inside to a bright and inviting main floor featuring blonde hardwood flooring in the spacious front living room, enhanced by three large updated front windows that flood the space with natural light. The back of the home hosts a functional kitchen with modern green cabinets, laminate countertops, tile flooring, stainless steel appliances, and a handy pantry closet. Just off the kitchen, the dedicated dining area is perfect for family meals and provides direct access to the large sunny south deck and fully fenced backyard—complete with a storage shed and your double detached garage. Upstairs, you'll find three comfortably sized bedrooms, including a generous primary bedroom, all with carpet underfoot, and a full 4-piece bathroom with newly installed marble style tile flooring. The partially finished basement offers a large recreation room, mechanical/laundry area with a new hot water tank, and space that could be reimagined as a fourth bedroom or home office, plus rough-ins for a future bathroom. Recent updates include new front-facing windows that improve curb appeal and energy efficiency. This home is steps from schools, parks, public transit, and shopping—making it an ideal blend of affordability, location, and potential. Move in as-is or update at your own pace and make this home truly your own!