



**GRASSROOTS**  
REALTY GROUP

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**48 Templeridge Crescent NE  
Calgary, Alberta**

**MLS # A2242387**



**\$469,999**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,215 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** None

Welcome to this beautifully updated 2-storey semi-detached home located on a quiet, family-friendly street in the heart of Temple. Offering nearly 1,300 sq ft of living space, this home features 3 spacious bedrooms, 2.5 bathrooms, and stylish laminate flooring throughout. The bright and airy main floor boasts oversized windows that flood the generous living room with natural light. Upstairs, you'll find three well-sized bedrooms and a full 4-piece bathroom—ideal for families. The fully developed basement adds even more space with a large rec room, another full 4-piece bath, and a dedicated storage area. Enjoy outdoor living in the private, low-maintenance backyard, and take advantage of the large rear double detached garage for ample parking. Conveniently located close to schools, parks, playgrounds, shopping, dining, and public transit. This move-in ready home blends comfort, functionality, and a fantastic location—book your private showing today!