



**GRASSROOTS**  
REALTY GROUP

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**7 Templehill Crescent NE**  
**Calgary, Alberta**

**MLS # A2244148**



**\$588,000**

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,641 sq.ft.	Age:	1978 (47 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** Doorbell camera, existing window coverings (as is). Basement Appliances: white fridge, electric stove, hood fan, washer, dryer, electric fireplace with remote, tv wall mount bracket.

**LEGAL 2 BEDROOM SUITE #7077 | 4 BEDROOMS UP | GORGEOUS MODERN KITCHEN | UPDATED THROUGHOUT | DETACHED GARAGE WITH WORKSHOP | WALKABLE TO SCHOOLS & SHOPPING** This move-in ready home has been thoughtfully renovated and meticulously maintained, offering over 2400 sq ft of developed space including a rare legal basement suite (Suite #7077, City of Calgary). The main level is warm and welcoming, featuring a spacious front living room with a bay window and brick fireplace, fresh paint, and durable flooring throughout. A fully renovated kitchen steals the show with full-height cabinetry, quartz counters, stylish backsplash, and stainless steel appliances. There's also a large dining space and a breakfast nook that opens to the backyard—plenty of room to gather, unwind, or entertain. Upstairs you'll find FOUR bedrooms—ideal for families—and a full 4-piece bath, along with a private 4-piece ensuite in the sunny primary bedroom that includes a deep soaker tub. Plush, professionally cleaned carpet adds comfort to the upper level. Downstairs, the legal suite has its own entrance, two bedrooms, kitchen and dining area, separate laundry, and excellent potential for multi-generational living or rental income. A smoke/CO detector and fire suppression sprinkler were professionally installed in the mechanical room in December 2021 (certificate available). Freshly cleaned carpet also extends throughout the lower level. Outside, enjoy a fenced yard, back deck, and detached garage with dedicated workshop space. Big-ticket updates include: new roof and eavestrough (May 2021), R50 attic insulation (May 2021), and improved grading around the house (June 2021). The location? Just a 10-minute walk to No Frills, Dollarama, and more. You're also steps from Guy Weadick School (K&ndash;6, public),

Annie Foote School (K&ndash;6, public), and St. Thomas More School (K&ndash;6, Catholic). This one checks every box! You may see a virtual tour of this home by clicking the 3D tour icon.