



**GRASSROOTS**  
REALTY GROUP

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**232 Templeside Circle NE**  
**Calgary, Alberta**

**MLS # A2246357**



**\$619,900**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,190 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Storage		

**Inclusions:** TV Mount

Welcome to this spacious and well-maintained 4-level split home, located in the vibrant NE community of Temple! With five bedrooms & 2.5 bathrooms, this property offers the perfect blend of space, functionality, and value for growing families or savvy investors. Step into a bright and inviting main level where the spacious living room features a cozy wood-burning fireplace, ideal for relaxing with family or entertaining guests. The kitchen contains sleek stainless steel appliances with gas stove, granite countertops, and ample cabinetry, making meal prep both easy and efficient. Just off the dining area, step onto the covered back deck &mdash; a perfect space for year-round BBQs or enjoying your morning coffee. Upstairs and down, you'll find generously sized bedrooms that offer flexibility for guest rooms, home offices, or workout spaces. The home is fully finished on all four levels, providing ample living space to meet your family's needs. Outside, the fenced backyard is perfect for kids and pets, and comes complete with RV parking. The attached double garage is conveniently located at the back of the home, offering secure parking and extra storage. Located close to schools, parks, shopping, and transit, this home is a fantastic opportunity in one of NE Calgary's most established communities. Don't miss your chance to view this beautiful home - book your private showing today!