



GRASSROOTS
REALTY GROUP

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8, 75 Templemont Way NE
Calgary, Alberta

MLS # A2248065



\$248,000

Division:	Temple		
Type:	Residential/Other		
Style:	Bungalow		
Size:	860 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 514
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Attention Investors & First-Time Buyers! Own a 3-Bedroom Home in Calgary for Under \$250,000! Welcome to #8, 75 Templemont Way—an affordable end-unit bungalow townhouse that’s priced right and ready for your personal touch. Featuring three bedrooms, two full bathrooms, and a functional, light-filled layout, this home offers incredible potential to build equity quickly. The main level includes two generously sized bedrooms and a bright living/dining area. Downstairs, the partially finished basement features a third bedroom, a finished full bathroom, and framed walls for a spacious living area—just add flooring to complete the space. With a little TLC, you can transform this property into a stylish, comfortable home. Whether you’re a first-time buyer looking to enter the market or an investor seeking a smart opportunity, this one checks the boxes. Vacant, easy to show, and available for quick possession—book your showing today and don’t miss this gem of an opportunity!