



**GRASSROOTS**  
REALTY GROUP

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**5640 Temple Drive NE**  
**Calgary, Alberta**

**MLS # A2256118**



**\$649,900**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,083 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Extensively Renovated house last year. Bungalow style detached house with 3 bedrooms at main level, Master bedroom with half bath ensuite, 2 other good size room with full common bath. Brand new kitchen, New laminate flooring, New bathroom fixtures, Knock down ceiling, New doors, New paint and newer stainless steels appliances. New basement developed (Illegal) Separate entrance to the basement with 2 bedrooms, Kitchen, family area, 1 full bath and common area laundry. New hot water tank. Large 50 feet corner lot with back lane. New double detached garage with 2 extra parking on the back. Walk to all levels of schools, Shopping center and public transportation.