



GRASSROOTS
REALTY GROUP

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**62, 6020 Temple Drive NE
Calgary, Alberta**

MLS # A2258810



\$314,500

Division:	Temple		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,064 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 480
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Beautifully maintained townhouse offers an open-concept main level perfect for modern living. Relax in the cozy living room featuring a corner gas fireplace, with patio doors leading to your private fenced backyard. The kitchen is a chef's dream with sleek white cabinetry, stainless-steel appliances, and an adjacent dining nook for family meals. Upstairs, find three spacious bedrooms with laminate flooring, including a large master retreat complete with a walk-in closet and completed with a 4pcs main bath. The lower level adds even more living space with a versatile family room, a flex space and a convenient powder room. Spacious laundry with ample storage makes everyday living a breeze. Enjoy low-maintenance living in a sought-after community, close to parks, schools, and transit. Don't miss out—book your viewing today!