



**GRASSROOTS**  
REALTY GROUP

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**40 Temple Place NE**  
**Calgary, Alberta**

**MLS # A2259431**



**\$439,999**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,202 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** none

Welcome Home! Renovated & Affordable & Move-In Ready Tucked away on a quiet cul-de-sac, this charming 2-storey attached home offers incredible value with 3+1 bedrooms, 2.5 bathrooms, and a fully finished basement—perfect for families, first-time buyers, or investors. Upgrades & Features : Renovated kitchen with maple cabinets, quartz countertops, stainless steel appliances, and tile flooring Laminate flooring throughout main level, stairs, and upper floor Newer high-efficiency furnace, hot water tank, toilet seats & taps All windows and roof replaced in recent years Bright & sunny living room with a large picture window Open kitchen & dining area overlooking the oversized backyard with parking & RV gate. Upper Level: 3 bedrooms + full bath. Spacious primary bedroom with a large closet & window. Basement: Additional bedroom, rec room, full bathroom, and convenient stacked laundry. Location Highlights :Walking distance to schools, playgrounds, shopping, and transit 3-minute walk to No Frills grocery store 5-minute walk to LRT station; easy access to Bus 303 & 57 Short drive to Village Square Leisure Centre & Library This home truly checks all the boxes for comfort, value, and convenience. Call today to book your private showing!