



GRASSROOTS
REALTY GROUP

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219 Templeview Place NE
Calgary, Alberta

MLS # A2260144



\$519,000

Division:	Temple		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,259 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: all window coverings

Invest in your future! This lovely 4-level split family home is ready for your personal touch and offers incredible suite potential. The main floor provides a spacious living room and dining room, with patio doors leading to backyard, plus a bright and spacious kitchen with plenty of storage. Upstairs, enjoy three generous bedrooms, including the primary bedroom with its 4-piece ensuite and walk-in closet, and a main 4-piece bath. The first lower level features a cozy family room with a fireplace, a fourth bedroom, a 2-piece bath, and laundry. A separate rear entrance leads out to the patio and the oversized double garage. The lowest level is unfinished and wide open for development, making it ideal for creating a separate secondary suite for income or multi-generational living (subject to approval). With its layout and separate access, the possibilities are endless!