



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**411 Templeview Drive NE**  
**Calgary, Alberta**

**MLS # A2260204**



**\$379,900**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,148 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** TV Wall Mount on Main Level, Metal Shelving & Laundry Sink in Utility Room, Basement TV & Wall Mount, Dishwasher, Hood Fan, Electric Stove, Refrigerator, Washer, Dryer, Window Coverings

Welcome to this beautifully updated semi-detached home in the heart of Temple! Perfect for first-time buyers or savvy investors, this 1,148 sq. ft. property offers the ideal blend of comfort, style, and convenience. Step inside to a bright and inviting main floor featuring a spacious living room with plenty of natural light, a dining area, and a charming kitchen with plenty of counter space to cook and prepare meals, ample cabinet storage, and a stylish wall cutout between the dining area and kitchen—wonderful for entertaining and keeping the family connected. Upstairs, you’ll find three generously sized bedrooms, each with plenty of closet space, and a well-appointed 4-piece bathroom featuring quartz countertops designed for everyday convenience. The fully developed basement expands your living space with a large recreational room, a utility/storage room, and a convenient laundry area with room to organize and work comfortably. Step outside to enjoy a spacious backyard with a deck area—ideal for barbecues, gardening, or simply relaxing—and rear parking, providing everyday practicality. A nearby park adds even more appeal for outdoor activities and family fun. Located on a quiet street with quick access to major roads, shopping, and public transit, this home offers both peace and connectivity, making it an excellent choice for commuters and growing families alike.