



GRASSROOTS
REALTY GROUP

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5611 Temple Drive NE
Calgary, Alberta

MLS # A2260774



\$500,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Temple | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,584 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Front Yard | | |

| | | | |
|--------------------|---------------------------------------|-------------------|--------------|
| Heating: | Forced Air | Water: | Public |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Tankless Hot Water, Walk-In Closet(s) | | |

Inclusions: N/A

Investor Alert!!! Unbeatable value for this spacious 5 bedroom home in Temple with secondary suite potential (subject to approval and permitting by the city/municipality) located minutes away from all the essentials!! This includes schools, strip malls, grocery, Village Square Leisure Center, the LRT station, and Sunridge/Marlborough mall. Not to mention, quick and easy access to 52nd Street, 36th Street, and all the shops/restaurants on 32nd Avenue. The main level of the home features a spacious living room with a gas fireplace, a private dining room, a half bathroom, laundry room, and a kitchen with a south facing window that lets in natural daylight. The upper level features three bedrooms with spacious walk-in closets including a master bedroom with an ensuite bathroom. The partially developed basement has a spacious living area with two rooms, a full bathroom, and a utility room with the tankless water heater and furnace replaced in 2014. The roof on the house and the garage was replaced three years ago. Lastly, the backyard is spacious with a double detached garage and a SOUTH facing deck, perfect for relaxing and entertaining on sunny days! Note that the property is being sold "as is, where is". Please use ShowingTime in order to book a showing and be aware of the cats and not letting them out. They are friendly and will generally avoid strangers. Please contact the agent for more details. Get it now before it's too late!