



**GRASSROOTS**  
REALTY GROUP

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**124 Templeridge Close NE**  
**Calgary, Alberta**

**MLS # A2262007**



**\$639,900**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,264 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, 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, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water		

**Inclusions:** Electric stove, Refrigerator, dryer/washer stacked, Range hood.

**2 ILLEGAL BASEMENT SUITES!** Welcome to this beautifully renovated bungalow located in the highly desirable Temple area of NE Calgary. This home offers a perfect blend of modern updates and functional living space, featuring a total of 6 bedrooms and 3.5 bathrooms, complete with central AC, a concrete driveway at the front, 2 ILLEGAL BASEMENT SUITES, tankless hot water and a lot to explore. Step inside the main floor to find a spacious and inviting living area centered around a cozy gas fireplace. The brand-new kitchen is thoughtfully designed with plenty of cabinetry, sleek countertops, and stainless steel appliances, making it both stylish and practical. A separate dining area adds to the functionality of the space. The main floor also features three generously sized bedrooms, including a primary bedroom with its own 2-piece ensuite. A well-appointed 4-piece bathroom serves the remaining bedrooms, and there is a dedicated laundry area for added convenience. The fully developed basement with two separate illegal suites. The first illegal suite includes two bedrooms, a functional kitchen, a full bathroom and a comfortable living area. The second illegal suite features one bedroom along with its own kitchen and living space and a full bathroom. Both suites have access to a shared laundry setup, ensuring convenience for all occupants. This property is perfect for large families or investors looking for a solid rental opportunity in a great neighborhood. With its modern upgrades, ample living space, and prime location, this home is a rare find in Temple. Some of the pictures are virtually staged. Don't miss your chance to call this exceptional property your new home!