



GRASSROOTS
REALTY GROUP

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55 Templemont Drive NE
Calgary, Alberta

MLS # A2262122



\$449,888

Division:	Temple		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,222 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

****Investors and first time home buyers ALERT**** Welcome to this beautifully home in the desirable community of Temple! Featuring 5 spacious bedrooms, 2 full baths, and 2 half baths—including a master suite with its own 2-piece ensuite—this property offers ample space for families and entertaining guests. The inviting wood-burning fireplace in the living room creates a warm ambiance, while the stylish and durable LVP flooring throughout the main and carpet on 2nd floors adds a modern touch. An oversized double detached heated garage is a fantastic bonus for those chilly winter months, and the home's prime location within walking distance to transit, schools, and shopping ensures convenience for everyday living. This is a wonderful opportunity for anyone seeking a cozy and convenient place to call home—call to view before it's gone!