



**GRASSROOTS**  
REALTY GROUP

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

**5611 Temple Drive NE**  
**Calgary, Alberta**

**MLS # A2263006**



**\$500,000**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,584 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Reverse Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** N/A

Investor Alert!!! Ideal location with secondary suite potential in the basement!!! Unbeatable value for this spacious 5 bedroom home in Temple located one minute away from a strip mall and less than 10 minutes away from the LRT, Village Square Leisure Center, Sunridge Mall and Marlborough Mall with easy access to 52nd Street, 36th Street, and all the businesses and restaurants on 32nd Avenue. The main level features a spacious living room with a fireplace, a private dining room, laundry room, half bathroom and kitchen with a south facing window that lets in natural daylight. All bedrooms in the home feature large walk-in closets. The upper level features two bedrooms and a master bedroom with an ensuite bathroom while the lower level features a spacious living space, two bedrooms, utility room(s), and a full bath. The tankless water heater and furnace were both replaced in 2014 and the roof on the home/garage was replaced three years ago. The backyard is spacious with a double detached garage and a south facing deck, perfect for relaxing and entertaining on sunny days or a garden! Please use ShowingTime in order to book a showing and please be aware of the cats which are friendly and will generally avoid people. Act now before it's too late!