



GRASSROOTS
REALTY GROUP

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83 Templegreen Drive NE
Calgary, Alberta

MLS # A2263196



\$360,000

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,469 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Irregular Lot, Treed		

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

Inclusions: n/A

This two-storey home is located in the established community of Temple, close to schools, shopping, playgrounds, parks, and public transit. The property includes a single attached garage with a front driveway for added parking convenience. The main floor offers a spacious living room and dining area, along with a kitchen, breakfast nook, and a convenient two-piece bathroom. Upstairs you'll find three bedrooms, including the primary bedroom with its own two-piece ensuite, as well as a full four-piece main bathroom. The backyard features mature trees and a deck, providing outdoor space with great potential for relaxation or future enhancements. This home is being offered as-is and presents an excellent opportunity for buyers looking to personalize a property to suit their own style and needs.