



GRASSROOTS
REALTY GROUP

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363 Templeside Circle NE
Calgary, Alberta

MLS # A2267080



\$589,900

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,017 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Granite Counters, Laminate Counters		

Inclusions: Window covering, garage control, basement refrigerator, basement dishwasher,

• Are you an investor or a savvy home buyer in search of the prefect property? This exquisite 5-bedroom residence nestled in the well sought out community of Temple is sure to impress. This property offers an unmatched lifestyle for families or investors looking for a fantastic rental opportunity. With five generously sized bedrooms, there's plenty of room for everyone! Each room is filled with natural light, providing a warm and inviting atmosphere for family gatherings or restful retreats. It opens into a bright living area complete with a cozy wood burning fireplace perfect for our awesome winter days. This flows seamlessly less into the huge kitchen area. On the right of the living room, you have 3 good sized bedrooms and a bathroom. Do you need a mortgage helper? Come down to the fully developed illegal basement suite with SEPARATE ENTERANCE that offers 2 bedrooms, a nice bright kitchen and 2 huge bedrooms. Home can be easily legalized. Homeowner already started the process of legalizing the home. This home keep giving more. There is a double detached garage so no more snow clearing from your windscreen. This property is close to shopping, schools and playground. A quite community perfect for families.