



GRASSROOTS
REALTY GROUP

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459 Templevale Drive NE
Calgary, Alberta

MLS # A2267317



\$650,000

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,293 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Lawn, Rectangular Lot		

Heating: Forced Air

Floors: Hardwood, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: See Remarks, Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Welcome to this charming bungalow nestled in the vibrant community of Temple! Situated on a quiet street, this recently renovated and well-maintained detached home offers incredible value with a fully finished basement and separate entrance, perfect for extended family or potential rental income. The 1292 sq ft main floor has been recently painted, boasts a spacious living room featuring a cozy wood-burning fireplace, creating the ideal setting for relaxing evenings. The functional layout continues with a bright kitchen, ample dining space, and well-sized bedrooms. Newly renovated bathrooms throughout. Downstairs, the fully developed basement with a private separate entrance, includes a large living area, a den, additional bedrooms, full bathroom, and common area laundry, offering flexibility and comfort. Over-sized double detached garage provides ample parking and storage, and a paved back lane. This home is close to schools, parks, transit, and shopping—making it an ideal opportunity for first-time buyers, investors, or families alike. Don't miss out on this fantastic property in a desirable NE Calgary community!