



GRASSROOTS
REALTY GROUP

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80 Templewood Road NE
Calgary, Alberta

MLS # A2267332



\$679,999

Division:	Temple		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,245 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Interior Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Manufactured Floor Joist, Post & Beam, Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, Separate Entrance		

Inclusions: Stove and fridge in Legal basement suite

"OPEN HOUSE Saturday / 15 November 1 pm-3 pm"Welcome to this Bright and Spacious Front Attached Garage Home located on a quiet street in the desirable community of Temple NE Calgary, sitting on a generous 5543 sq ft Lot this property combines modern upgrades with a fantastic LEGAL BASEMENT SUITE-perfect for families, investors or those seeking rental income. Enjoy peace of mind with numerous updates throughout the years, Including: NEW RENOVATED KITCHEN WITH QUARTZ COUNTERTOPS AND CUSTOM CABINETS, NEW FLOORING , NEW WINDOWS AND DOORS IN 2020, NEW ROOF IN 2018, NEW FURNACE AND HUMIDIFIER IN 2016, NEW WATER TANK IN 2022. The large backyard offers ample space for gardening or entertaining. Located close to schools, parks, shopping and public transit this home offers exceptional long term value.