



GRASSROOTS
REALTY GROUP

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5623 Templehill Road NE
Calgary, Alberta

MLS # A2267549



\$408,000

Division:	Temple		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,044 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Carport, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting		

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

Inclusions: n/a

Welcome to this charming semi-detached bungalow bursting with potential — ideal for families, multi-generational living, or rental income opportunities! The main level offers 3 spacious bedrooms, a full bathroom, and a bright, functional layout perfect for everyday living. The fully finished basement features 2 additional bedrooms, a full bathroom, its own kitchen, and separate laundry — a fantastic setup for extended family or tenants. Live up, rent down — income potential right here! Location is everything, and this home delivers! Perfectly situated right across from Guy Weadick Elementary School, with several other excellent schools nearby including Annie Foote, Lester B. Pearson, St. Thomas More, Father Scollen, and Bishop McNally. Enjoy an oversized playground just steps from your front door and a private backyard ideal for BBQs, relaxation, or a safe play area for kids. Close to parks, shopping, restaurants, and transit — plus easy access to Stoney Trail — this property truly offers convenience, comfort, and incredible potential all in one package!