



GRASSROOTS
REALTY GROUP

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54, 6020 Temple Drive NE
Calgary, Alberta

MLS # A2267609

\$270,000



Division:	Temple		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,063 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 481
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Blinds

Well priced 2 bedroom condo ideal for first time buyer. Ideally located in the Temple Gardens complex. Close to public transportation and 2 elementary schools. On the main floor this home features a bright eat in kitchen a generous size living room with gas fireplace plus an added bonus 2 piece bathroom at the front door. Hardwood floors flow throughout this level. The backyard with deck has been recently refenced. The upper level includes 2 bedrooms and a 4 piece bathroom. The master bedroom will accommodate a large bedroom suite.. The partially developed lower level includes a family room, storage and laundry. A new hot water tank was installed in October 2025. The assigned parking stall is at the front door as well as an added rented second stall.. A little T.L.C. is required and is priced accordingly