



**6640 Temple Drive NE
Calgary, Alberta**

MLS # A2270141

\$405,000



Division:	Temple		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,186 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Front Yard, Paved, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garage Control

Welcome to this beautifully maintained 3-bedroom, 1.5-bathroom townhouse in the community of Temple! This 2-storey, NO CONDO FEE Townhome features an open-concept main floor with laminate flooring flowing seamlessly through the living and dining areas. The living room is bright, open and welcoming, with patio doors opening to a private fenced backyard—perfect for summer barbecues—and offers convenient access to an OVERSIZED SINGLE DETACHED GARAGE. The upgraded kitchen is filled with morning sunshine and perfect for cooking and enjoying your morning coffee — the perfect spot to start your day! The kitchen features QUARTZ COUNTERTOPS, dark maple cabinetry, UPGRADED TILED BACKSPLASH, BRAND NEW DISHWASHER, and a BRAND NEW STOVE. Upstairs, you'll find three spacious bedrooms and a full bathroom, offering comfort and privacy for the whole family. This home comes with UPDATED ROOF SHINGLES, WINDOWS, HIGH-EFFICIENCY FURNACE about 10 years ago. Temple is a vibrant community offering schools, parks, public transit, a community centre, shopping, and plenty of restaurants. Quick access to McKnight Boulevard makes it easy to get onto Stoney Trail. The community is served by both public and Catholic schools, making it ideal for families. Whether you're a first-time buyer, a young family or an investor, don't miss this incredible opportunity to own. Don't miss out — come and see to appreciate!