



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**6640 Temple Drive NE**  
**Calgary, Alberta**

**MLS # A2270141**



**\$405,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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&mdash;perfect for summer barbecues&mdash;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 &ndash; 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&rsquo;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&rsquo;re a first-time buyer, a young family or an investor, don&rsquo;t miss this incredible opportunity to own. Don&rsquo;t miss out &ndash; come and see to appreciate!