



**274 Templeview Way NE
Calgary, Alberta**

MLS # A2270298



\$449,900

Division:	Temple	
Type:	Residential/Duplex	
Style:	Attached-Side by Side, Bi-Level	
Size:	1,591 sq.ft.	Age: 1978 (48 yrs old)
Beds:	3	Baths: 2
Garage:	Driveway, Parking Pad	
Lot Size:	0.06 Acre	
Lot Feat:	Back Yard, Front Yard, Lawn	

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Storage		
Inclusions:	NA		

Fantastic Opportunity for First-Time Buyers or Investors! Welcome to this bright and charming attached home nestled in the well-established community of Temple. Step inside to a functional and inviting layout featuring a formal entrance that leads up to the spacious living room featuring a cozy gas fireplace and a formal dining area. The kitchen is complete with a custom built in storage cabinet, anew cabinetry, stainless steel appliances and an oversized window bringing in loads of natural light. A renovated bathroom and 2 bedrooms complete this space. The secondary bedroom leads to the sunroom through to the deck and fully fenced, private backyard. A private oasis perfect for summer entertaining, gardening, or relaxing in the sun. Relax in the finished basement where you will find a large rec room, a large bedroom, 3 pc bathroom, laundry and lots of storage. Conveniently located within walking distance to schools, playgrounds, and local amenities. This is a wonderful opportunity you don't want to miss — book your showing today!