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## 274 Templeview Way NE Calgary, Alberta

MLS # A2270298



\$449,900

Division:	Temple			
Type:	Residential/Duplex			
Style:	Attached-Side b	y Side, Bi-Leve	l	
Size:	1,591 sq.ft.	Age:	1978 (47 yrs old)	
Beds:	3	Baths:	2	
Garage:	Driveway, Parking Pad			
Lot Size:	0.06 Acre			
Lot Feat:	Back Yard, Front Yard, Lawn			

**Heating:** Water: Forced Air Floors: Sewer: Hardwood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: Brick, Stucco 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!