



GRASSROOTS
REALTY GROUP

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216 Templeview Way NE
Calgary, Alberta

MLS # A2270862



\$579,000

Division:	Temple		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,207 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier		

Inclusions: N/A

Welcome to this inviting BI-LEVEL HOME in the well-established community of Temple, offering OVER 2,200 SQ FT OF DEVELOPED LIVING SPACE. This home has been updated with new windows, enhancing comfort, energy efficiency, and natural light throughout. The main floor features a BRIGHT FRONT LIVING ROOM with large windows, a FUNCTIONAL KITCHEN with ample cabinet space, and an adjoining dining area ideal for everyday meals and gatherings. The main level includes 3 comfortable bedrooms and 2 full bathrooms, providing a practical and family-friendly layout. The lower level includes an ILLEGAL 1-BEDROOM SUITE with a SEPARATE ENTRANCE, its OWN LAUNDRY, NEW KITCHEN CABINETS, a full bathroom, and a SPACIOUS RECREATION AREA—offering flexibility for extended family, guests, or additional living space. Outside, the FULLY FENCED YARD is perfect for outdoor enjoyment, gardening, or pets. Rear parking and a DOUBLE DETACHED GARAGE offer convenience and year-round utility. Located in a family-friendly neighbourhood, you're just minutes from SCHOOLS, PLAYGROUNDS, COMMUNITY CENTRES, SHOPPING, AND PUBLIC TRANSIT. With 4 BEDROOMS, 3 BATHROOMS, an ILLEGAL SUITE, and a FUNCTIONAL BI-LEVEL DESIGN, this home presents an excellent opportunity for FIRST-TIME BUYERS, FAMILIES, OR INVESTORS entering the Calgary market.