



GRASSROOTS
REALTY GROUP

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5625 TEMPLEHILL Road NE
Calgary, Alberta

MLS # A2271535



\$416,786

Division:	Temple		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,157 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Heated Garage, On Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

WELCOME TO THIS NEAT AND CLEAN DUPLEX IN A QUIET STREET WITH NO CONDO FEE ACROSS FROM SCHOOL AND PLAYGROUND WITH PLENTY OF PARKING. THREE BEDROOMS UPSTAIR WITH FULL WASHROOM. SPACIOUS LIVING ROOM AND SEPARATE KITCHEN WITH 2 PIECE WASHROOM ON MAIN FLOOR. DOUBLE DETACHED HEATED GARAGE . ENERGY STAR WINDOWS WITH NEW CARPET AND BLINDS, AS WELL AS NEW ROOF. POTENTIAL OF SIDE SEPARATE ENTRANCE FOR BASEMENT, WHICH INCLUDES DEVELOPED LIVING ROOM, SHOWER ROOM, BAR COUNTER AND LAUNDRY.