



GRASSROOTS
REALTY GROUP

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6632 Temple Drive NE
Calgary, Alberta

MLS # A2273953



\$409,900

| | | | |
|------------------|---------------------------------|---------------|-------------------|
| Division: | Temple | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,191 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Off Street | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|-----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | M-C1 d100 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Pantry, Quartz Counters | | |

Inclusions: None

NO CONDO FEE TOWNHOUSE! BEAUTIFULLY RENOVATED TOP TO BOTTOM! Welcome to 6632 Temple Drive NE, a beautifully renovated 2-storey townhouse offering modern comfort and timeless charm. With 3 spacious bedrooms, 2.5 bathroom, and over 1,700 sq ft of living space, this home is perfect for families, first-time buyers, or savvy investors. Modern renovations includes: luxury vinyl plank throughout the home including the basement, tile kitchen backsplashes, quartz countertop and vanities top. Brand new kitchen cabinets, sink, faucets. Brand new washroom vanities, toilet, mirrors, bathtub. Modern lighting fixtures with decorative wooden ceilings in the living room and a cozy electric fireplace adding some warmth to your home during the cold days. Brand new doors and windows. Upstairs you will find 3 good sized bedrooms with a 4pc bathroom. The basement is fully renovated with a recreation room, a den which can be used as another guest bedroom or office, another 3pc bathroom, laundry room, and lots of storage space. You have a private backyard ideal for pets, kids or summer BBQ. Located in the heart of Temple, close to schools, parks, transit and shopping, easy access to Stoney Trail, and **NO CONDO FEE**, this home offers unbeatable value and a piece of mind. Book your showing now, this is a must-see!