



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**48 Templeridge Crescent NE
Calgary, Alberta**

MLS # A2279891



\$449,900

Division:	Temple		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,215 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: n/a

Welcome to this beautifully updated 2-storey semi-detached home, ideally situated on a quiet, family-friendly street in the heart of Temple. Offering nearly 1,300 sq. ft. of living space, this home features 3 spacious bedrooms, 2.5 bathrooms, and stylish laminate flooring throughout. The bright main floor showcases oversized windows that fill the generous living area with natural light. Upstairs, you'll find three well-proportioned bedrooms and a full 4-piece bathroom, perfect for growing families. The fully developed basement adds exceptional value with a large recreation room, an additional 4-piece bathroom, and a dedicated storage area. Enjoy the private, low-maintenance backyard, plus the convenience of a double detached garage with ample parking. Located close to schools, parks, playgrounds, shopping, dining, and public transit. This move-in-ready home offers comfort, functionality, and a prime location—don't miss out!