



GRASSROOTS
REALTY GROUP

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**20 Templehill Crescent
Calgary, Alberta**

MLS # A2280127



\$522,000

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,156 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

First-Time Buyers, Investors & Multi-Generational Families ALERT!!! Discover this beautifully maintained bungalow in the heart of Temple offering over 2,200 sqft of developed living space on a 4,000+ sqft lot. The main floor features 3 bedrooms, 1.5 baths (including a primary suite with upgraded 2-piece ensuite), a bright living room, formal dining area, and a modern kitchen with appliances and updated windows. The fully finished basement adds 1 bedroom, a full bath, and spacious flex and entertainment areas—ideal for extended family or rental potential. Enjoy a double detached garage, optional parking, and a private yard. Located across from schools, close to parks, shopping, transit, and major routes. A move-in-ready gem in a family-friendly NE Calgary community—book your showing today!