



**GRASSROOTS**  
REALTY GROUP

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**192 Templevale Road NE**  
**Calgary, Alberta**

**MLS # A2281604**



**\$501,000**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	799 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

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

**Inclusions:** none

Welcome to this well-kept bungalow located in the established community of Temple. The main floor offers 2 generously sized bedrooms, a full bathroom, and a huge, bright living room perfect for everyday living and entertaining. The basement features a 2-bedroom illegal suite, ideal for extended family or potential rental income. A double detached garage provides ample parking and storage. Conveniently located close to schools, playgrounds, and shopping centres, this home offers excellent value and versatility for homeowners and investors.