



GRASSROOTS
REALTY GROUP

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**44, 12 Templewood Drive NE
Calgary, Alberta**

MLS # A2283806



\$328,000

Division:	Temple		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,043 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 443
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		
Inclusions:	N/A		

Beautifully maintained and filled with potential, this highly affordable townhouse in the heart of NE Calgary offers the perfect blend of comfort and convenience. A charming front lawn leads you into a bright, open-concept main floor featuring a spacious living room, functional kitchen and dining area, and a convenient half bath—ideal for everyday living. Step outside to your fully fenced, low-maintenance private backyard backing directly onto green space, creating a peaceful indoor-outdoor flow. It’s the perfect spot for summer BBQs, family gatherings, or enjoying a quiet morning coffee. Upstairs, you’ll find three well-sized bedrooms and a full 4-piece bathroom, providing comfort and privacy for the whole family. Located in the vibrant community of Temple, you’re just steps from schools, parks, transit, the community center, shopping, and dining—everything you need. With a private yard, dedicated parking stall, and unbeatable affordability, this property is a fantastic opportunity for first-time buyers, downsizers, or investors. Ready to make it yours? Don’t miss this chance—reach out today before it’s gone!

Disclaimer: Virtual staging was used to illustrate the added potential of the property.