

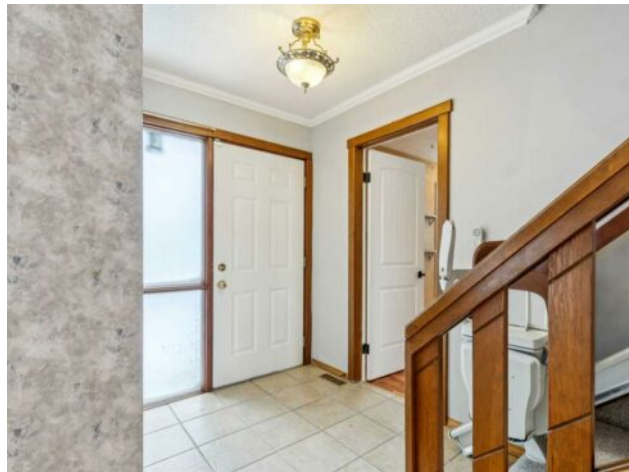


GRASSROOTS
REALTY GROUP

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3412 Temple Road NE
Calgary, Alberta

MLS # A2287129



\$499,900

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,097 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Attached Carport, Double Garage Detached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: The stair lifts are included and all remaining items in the home stay.

This 1,097 sq ft home is situated on a very large lot in the heart of Temple and offers exceptional parking and workspace options rarely found at this price point. In addition to a 22' x 11' front parking pad, the property features an oversized 25' x 23' detached garage at the rear — perfect for hobbyists, mechanics, or anyone who loves to putter. Inside, the main floor offers a bright and welcoming living and dining space, a charming kitchen with a bay window that fills the room with natural light, and a versatile main-floor room ideal as a bedroom, home office, or den. Upstairs, you'll find two additional bedrooms and a full bath. The home has been lovingly maintained and offers great bones, while presenting a wonderful opportunity for cosmetic updates to truly make it your own. To support mobility needs, the current owner has installed a stair lift, which is included with the home. Located in Temple, a welcoming and diverse community in northeast Calgary, residents enjoy a strong sense of connection and everyday convenience. With a variety of housing options and ongoing revitalization, Temple continues to offer excellent value for first-time buyers, growing families, and investors alike. Families appreciate access to reputable local schools, nearby childcare, and abundant green space, including and . Recreational amenities are close by at the , while shopping and dining are convenient at . For expanded retail and entertainment options, both and are just minutes away. With reliable public transit, quick access to major roadways, and an active community association hosting regular events, Temple offers a balanced lifestyle where affordability, convenience, and community spirit come together. This is a fantastic opportunity to secure a solid home on a generous lot with outstanding garage space in an established Calgary neighbourhood.

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