



**5625 Templehill Road NE
Calgary, Alberta**

MLS # A2295974



\$489,900

Division:	Temple		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,157 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: Refrigerator x2, Microwave Hood Fan x2, Electric Range, Electric Cooktop, Dishwasher, Washer x2, Dryer x2

DIRECTLY ACROSS PLAYGROUND AND SCHOOL!! FULLY RENOVATED!! NEW WINDOWS!! DOUBLE DETACHED OVERSIZED GARAGE!! ILLEGAL SUITE BASEMENT!! SEPARATE ENTRANCE!! SEPARATE LAUNDRY!! 4 BED 2.5 BATH!! 1620+ SQFT OF LIVING SPACE!! Welcome to this beautifully updated home in the heart of Temple! The main floor features a bright and spacious living area, a dedicated dining space with direct access to the backyard deck, a modern kitchen, and a convenient 2-piece bath. The layout flows comfortably, making it ideal for everyday living and entertaining. Upstairs, you’ll find 3 well-sized bedrooms including the primary bedroom, along with a 4-piece bath. Laundry is conveniently located on the same level. The basement offers an **ILLEGAL SUITE WITH SEPARATE ENTRANCE**, separate laundry, 1 bedroom, kitchen, recreation area, 3-piece bath, and additional storage space. Outside, enjoy the **DOUBLE DETACHED OVERSIZED GARAGE** and a backyard deck perfect for summer gatherings. Located in Temple, close to schools, parks, shopping, transit, and all major amenities. **MOVE-IN READY WITH BUILT-IN FLEXIBILITY — SEE IT BEFORE IT’S GONE!!**