



**5625 Templehill Road NE  
Calgary, Alberta**

**MLS # A2299824**



**\$474,800**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 &mdash; SEE IT BEFORE IT’S GONE!!**