



**47 Templemont Drive NE
Calgary, Alberta**

MLS # A2301876



\$370,000

Division:	Temple		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	808 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Subfloor, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: Shed in backyard, *all sold in 'as is' condition*

Opportunity knocks in the established community of Temple! This semi-detached home offers incredible potential for investors, renovators, or buyers looking to build equity. The main floor features a bright and spacious living room filled with natural light, a separate dining area, and an efficient kitchen layout. Upstairs, you'll find two well-sized bedrooms and a full 4-piece bathroom, and separate laundry, creating a functional and comfortable living space. The property also includes a separate entrance leading to a partially developed basement. With a kitchen setup already in place, a two-bedroom layout, and a 3-piece bathroom, the lower level presents an excellent opportunity for a future suite (subject to City of Calgary approval). While the basement requires significant TLC, the groundwork is there for those ready to bring their vision to life. Situated on a large lot, the backyard offers plenty of space for outdoor enjoyment or future development. With two off-street parking stalls and alley access, there is also potential to build a double garage, as seen in neighbouring properties (again, subject to city approval). Whether you're looking for your next project or a smart investment, this property is full of possibilities—bring your ideas and your tool belt!