



**5625 Templehill Road NE  
Calgary, Alberta**

**MLS # A2303848**



**\$469,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <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!!**