



96 Templegreen Road NE  
Calgary, Alberta

MLS # A2304373



**\$524,500**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,198 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Other	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** -

Excellent location—across from a large park, community centre, and three schools! Welcome to this spacious bi-level home in the established community of Temple, offering exceptional space and flexibility for families or investors. The bright walk-up basement features large windows, three bedrooms, a full bathroom, kitchen area, and laundry, creating excellent potential for extended family living. (Basement suite is currently illegal.) Some TLC will make this property truly shine. The main level offers a functional layout with a large living room, spacious kitchen, and dining room with sliding patio doors leading to a large deck and fenced backyard. Three generous bedrooms and laminate flooring throughout complete the upper level. The spacious primary bedroom features a large closet and private 3-piece ensuite, plus the convenience of main floor laundry. Ideally located within walking distance to elementary and junior high schools, shopping, parks, and major roadways. Situated on a large lot in a prime NE location, this is a fantastic opportunity for homeowners or investors alike.