



**GRASSROOTS**  
REALTY GROUP

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**428 Templeby Place NE**  
**Calgary, Alberta**

**MLS # A2146686**



**\$650,000**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	1,859 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Lawn, Irregular Lot, Many Trees, Street Lighting, Priv		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Concrete, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Dry Bar, No Animal Home, No Smoking Home, Storage		

**Inclusions:** .

In the lively Temple community, discover this original 1980s two-storey split home nestled on a generous 7800 sqft pie-shaped lot with RV parking. Tucked away in a tranquil cul-de-sac mere steps from schools and playgrounds, this well-maintained residence provides nearly 2300 sqft of living space, featuring 4 bedrooms and 2.5 baths. Don't miss out on this gem—schedule a showing with your preferred realtor today! Explore our 3-D virtual tour for a 24-hour open house experience using the following link:  
[https://unbranded.youriguide.com/428\\_templeby\\_pl\\_ne\\_calgary\\_ab?pano=20004&rotation=-1.7373235201143866&elevation=-0.2434395130851933](https://unbranded.youriguide.com/428_templeby_pl_ne_calgary_ab?pano=20004&rotation=-1.7373235201143866&elevation=-0.2434395130851933)