



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

153 Templemont Drive NE
Calgary, Alberta

MLS # A2191867



\$399,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Temple | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 605 sq.ft. | Age: | 1979 (46 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Off Street | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting | | |

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Detached bi-level single-family home located in the heart of Temple. Step into a bright and welcoming entrance leading to a spacious formal living room, featuring a cozy corner fireplace and large windows that let in plenty of natural light. The main floor also includes a convenient two-piece bathroom and a formal dining room with elegant ceramic tile flooring. The kitchen comes fully equipped with a dual sink, tiled backsplash, and ample cabinet space for all your needs. Step out the back doors to a generously sized South-facing deck—perfect for outdoor relaxation. The lower level includes two bedrooms, a laundry area, extra storage space, and a full four-piece bathroom. The back gate is hinged, offering potential for private off-street parking. This clean, well-maintained home is smoke- and pet-free, making it an ideal starter home or investment property. Vacant and priced to sell! Don't miss out—check out the full Virtual Tour for a closer look!