



**GRASSROOTS**  
REALTY GROUP

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**619 Templeside Road NE**  
**Calgary, Alberta**

**MLS # A2206614**



**\$500,000**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	934 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s)		

**Inclusions:** N/A

**\*\*OPEN HOUSE Saturday April 5, 2025 - 12:00 PM - 2:00 PM\*\***

Welcome Home

To This Fabulous Detached Bi-Level in the Desirable Community of Temple in Calgary! Perfectly situated on a Quiet Road within a Playground Zone, this property offers Peace of Mind with Slower-Moving traffic&mdash;Ideal for Families. Just a few doors down, you'll find a Fantastic Neighborhood Park, where Kids can Play and Create Lifelong Friendships. Step inside to discover Beautiful Hardwood Flooring that enhances the Warmth and Character of the main level. This thoughtfully designed home features Two Spacious Bedrooms, a Well-Appointed Kitchen, and a Bright, Open Living Area&mdash;Perfect for Everyday Living and Entertaining. Downstairs, the fully finished basement is an entertainer&rsquo;s dream! Enjoy cozy nights by the wood-burning fireplace in the inviting family room, complete with a bar area, a third bedroom, and a 3-piece bathroom&mdash;a great setup for guests or extended family. Outside, the generous backyard is a true highlight, offering plenty of space for outdoor activities. The double detached garage not only provides ample parking and storage but also boasts a rooftop patio&mdash;a rare feature, perfect for summer gatherings and evening relaxation. Alley access adds extra convenience. This prime location offers easy access to Village Square Leisure Centre, where you can enjoy a swimming pool, hockey rink, fitness facilities, and more. Commuters will love the quick connections to major routes, including Stoney Trail and 16th Avenue, as well as Calgary International Airport and downtown&mdash;all just a short drive away. Don&rsquo;t miss this incredible opportunity to own a home in one of Calgary&rsquo;s most family-friendly communities! Schedule your private showing today!

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