

\$409,000 - 96 Templemont Drive Ne, Calgary

MLS® #A2089496

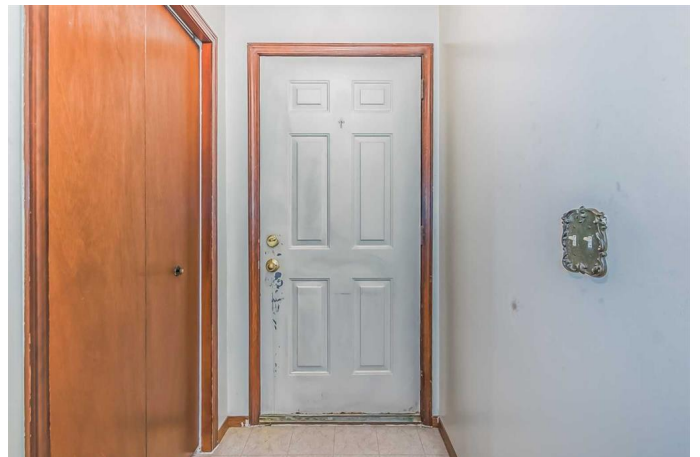
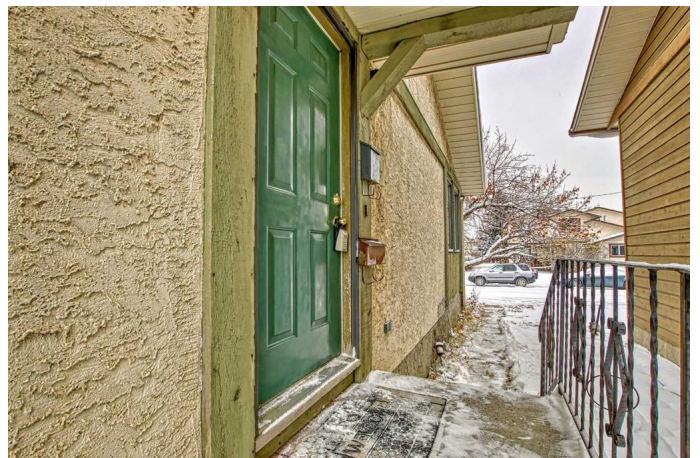
\$409,000

3 Bedroom, 1.00 Bathroom, 1,124 sqft

Residential on 0.09 Acres

Temple, Calgary, Alberta

This is your opportunity to enter the real estate market and build some sweat-equity!! Welcome to 96 Templemont Drive NE, a charming 3-bedroom home nestled in the vibrant community of Temple. Upon entering, you will see the living room & dining area with a cozy fireplace as focal point. Right off the dining area is the spacious kitchen. You can choose to freshen this up and redesign it to your liking, maybe even make it into an open concept floorplan! This home boasts three good sized bedrooms on the main floor, offering plenty of space for a growing family. The side entrance of the home leads you to the unfinished basement, which is awaiting your ideas! There is also a large backyard with endless potential for landscaping and outdoor enjoyment. This home has great bones; the roof & hot water tank were replaced only a few years ago and the furnace had the motor changed in the last few years as well. Situated in the convenient community of Temple, you'll enjoy easy access to major routes, making your daily commute a breeze. Stoney Trail, McKnight Boulevard, and 52 Street NE are nearby, connecting you to the entire city. With a little TLC and your personal touch, you can transform this property into your dream home. Don't miss this chance to make this home your own and shape it into the perfect haven for you and your loved ones. Whether you're a first-time homebuyer or an investor looking for the next project, this property is loaded with potential.



Built in 1979

Essential Information

MLS® #	A2089496
Price	\$409,000
Sold Price	\$428,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,124
Acres	0.09
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	96 Templemont Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4Z7

Amenities

Parking	Off Street
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Interior

Interior Features	Pantry, See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 26th, 2023
Date Sold	October 27th, 2023
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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