

\$425,000 - 47 Templemont Road Ne, Calgary

MLS® #A2091215

\$425,000

4 Bedroom, 4.00 Bathroom, 1,421 sqft

Residential on 0.07 Acres

Temple, Calgary, Alberta

PRICED TO SELL! This 4 bedrooms, 2 full baths and 2 half baths home in Temple is sure to meet your family's need for space. This home will need some work. **IT IS BEING OFFERED AS IS.** This property has a formal living room, kitchen, dining and huge family room that leads to the back patio and yard. There is a side entrance to the basement as well as a 2pc bath/powder room on the main floor. Upstairs you have 3 good size rooms, 1 full bath and 2pc bath/powder room. In the basement there is a bedroom, one full bath laundry room and some rec area. The back yard is fenced and front yard has low maintenance landscape. This property is within walking distance of shopping, schools, transit system, playgrounds and parks in the area. Great opportunity!

Built in 1980

Essential Information

MLS® #	A2091215
Price	\$425,000
Sold Price	\$435,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,421
Acres	0.07



Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	47 Templemont Road Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4A3

Amenities

Parking	Off Street, On Street
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Interior

Interior Features	Ceiling Fan(s), Separate Entrance
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2023
Date Sold	November 3rd, 2023

Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
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