

\$555,000 - 208 Templeside Circle Ne, Calgary

MLS® #A2107789

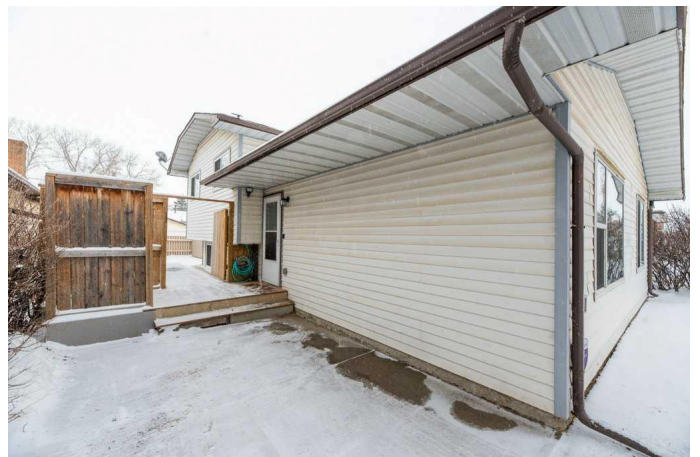
\$555,000

4 Bedroom, 3.00 Bathroom, 1,160 sqft

Residential on 0.10 Acres

Temple, Calgary, Alberta

Welcome to this cash flow positive property nestled in the heart of Temple on a tranquil street, this turnkey home is sure to impress. This thoughtfully renovated property provides flexibility, allowing you to choose between renting out either the upper or lower level while occupying the other, or renting out both level for maximum investment potential. The well-lit main floor boasts an open layout, ideal for hosting gatherings, featuring a combined dining and living area. The spacious kitchen boasts abundant storage, ample counter space, stainless steel appliances, a newer backsplash, and stylish tile flooring. Ascend to the upper level, where three generous bedrooms await, including a primary suite with a private 2-piece bath. The immaculate 4-piece main bathroom showcases stunning tile work. The lower level hosts an illegal basement suite accessible through a separate entrance. This self-contained space comprises a family room with a gas fireplace, storage, a separate laundry room, a bedroom, a kitchen, and a full bath. Step outside to an equally enchanting backyard, complete with a large deck and an oversized 24 x 26 double heated garage. Whether you're escaping the winter chill or simply need extra storage, this garage is sure to exceed your expectations. The property's location ensures proximity to schools, parks, and shopping, with all essential amenities within walking distance. Whether you seek a supplementary source of income or desire a versatile living arrangement, this



property offers endless possibilities to suit your lifestyle and financial goals. Donâ€™t forget to check out the virtual tour!

Built in 1977

Essential Information

MLS® #	A2107789
Price	\$555,000
Sold Price	\$523,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,160
Acres	0.10
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	208 Templeside Circle Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 3L8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2024
Date Sold	April 21st, 2024
Days on Market	67
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Key
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