

\$300,000 - 66, 6020 Temple Drive Ne, Calgary

MLS® #A2111193

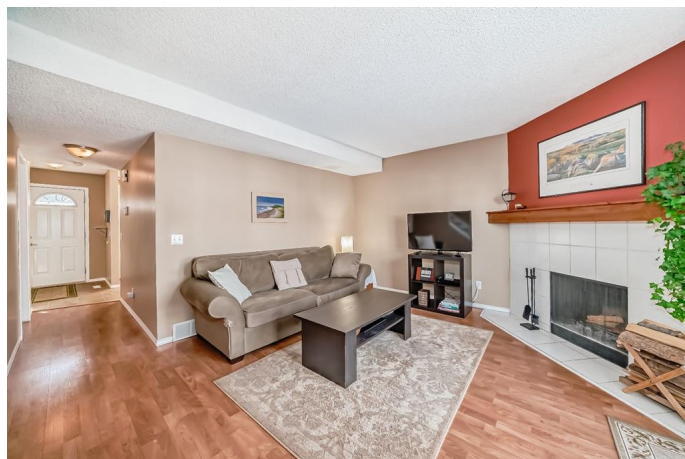
\$300,000

3 Bedroom, 1.00 Bathroom, 1,066 sqft

Residential on 0.00 Acres

Temple, Calgary, Alberta

Welcome to this charming three-bedroom townhome nestled in a serene neighbourhood. As you step inside, you'll be greeted by a meticulously maintained interior (carpets were just steam-cleaned!). Your new place has a finished room in the basement, providing ample space for various living arrangements. The sunny south-facing kitchen is a delight, inviting natural light to illuminate the space. Key updates include a high-efficiency furnace installed just three years ago, a newer hot water tank (7-8 yrs old), and modern appliances including a two-year-old fridge and stove. The siding and roof, also replaced five years ago, add to the property's overall appeal and durability. The primary bedroom is generously sized and features a convenient walk-in closet, with ample storage space for your wardrobe essentials. Outside, the front of the house boasts two perennial flower beds adorned with a variety of blooms, including Nanking cherry bush, calendula, borage, cone flower, bee balm, and chives, enhancing the curb appeal with bursts of colour and fragrance. The backyard oasis awaits with raspberry bushes and two perennial flower beds filled with ferns, cone flower, monks hoods, bee balm, lamium, coral bells, and a beautiful lilac bush. Additionally, two raised vegetable beds ensure a bountiful harvest year after year. Relax and entertain on the small paver stone patio nestled in the middle of the backyard, offering a tranquil retreat for outdoor gatherings or quiet moments of



reflection. City transit is at your doorstep and it is easy walking distance to schools nearby. For those seeking an active lifestyle, the property is close to the Leisure Center, with its array of recreational facilities. From pools and hot tubs to a fully-equipped gym, library, hockey rinks, and even a climbing wall, there's something for everyone to enjoy right at your doorstep. With its ideal location and abundance of amenities nearby, this townhome offers the perfect blend of convenience and tranquility, making it an ideal place to call home. Schedule a viewing today and discover the unmatched lifestyle awaiting you in Temple!

Built in 1978

Essential Information

MLS® #	A2111193
Price	\$300,000
Sold Price	\$321,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,066
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	66, 6020 Temple Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4R5

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Landscaped, Level
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 16th, 2024
Date Sold	April 8th, 2024
Days on Market	23
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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