

\$359,900 - 45 Templemont Drive Ne, Calgary

MLS® #A2118720

\$359,900

3 Bedroom, 2.00 Bathroom, 787 sqft

Residential on 0.06 Acres

Temple, Calgary, Alberta

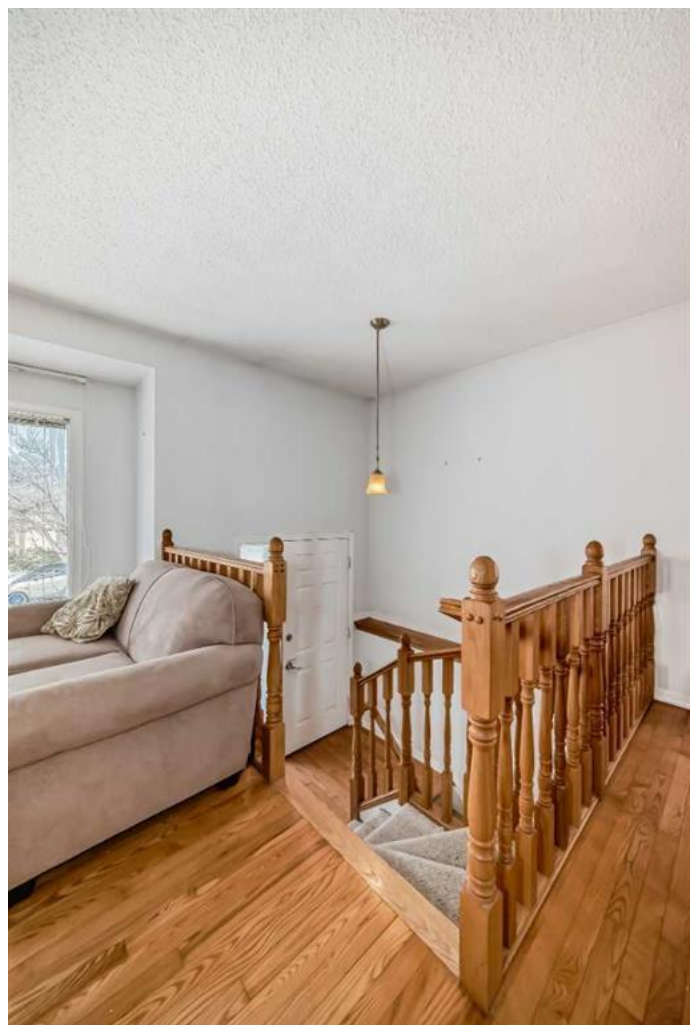
Welcome to this charming half Duplex in the desirable NE neighborhood of Temple! This Bi-Level home offers a cozy and spacious living experience with a over 1400sqft of developed living space.

Featuring hardwood and tile throughout, the main level boasts 2 bedrooms and a full 4pc bathroom. In addition, the lower level also features a spacious bedroom and another full 4pc bathroom. This home is perfect for families or individuals looking for a cozy and comfortable living space. The abundance of natural light from the HUGE windows really brightens up the interior, creating a very warm and inviting atmosphere.

Step outside to the Fully fenced backyard, complete with a double detached garage, providing ample space for parking, and outdoor activities. Notable considerations: The roof was updated in 2015, ensuring peace of mind for the new owners.

Conveniently located close to All levels of schools, parks, transportation, and shopping centers, this property offers a Prime location for easy accessibility to everyday amenities. Don't hesitate. This is a Rare opportunity to own a property in Temple with the potential to customize and make your own. While some work may be needed, This home is a Perfect opportunity for all investors and first time homebuyers alike, looking to turn their dreams into reality.

Don't Miss out on your chance to own this Gem in Temple.



Contact your Favorite Realtor Today to
schedule your very own viewing!

Built in 1980

Essential Information

MLS® #	A2118720
Price	\$359,900
Sold Price	\$391,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	787
Acres	0.06
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	45 Templemont Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t1y 4z5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Full, Partially Finished

Exterior

Exterior Features None
Lot Description Back Lane, Level, Rectangular
Roof Asphalt Shingle
Construction Metal Siding, Wood Frame
Foundation Poured Concrete



Additional Information

Date Listed April 3rd, 2024
Date Sold April 4th, 2024
Days on Market 1
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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