

# \$439,000 - 195 Templemont Drive Ne, Calgary

MLS® #A2119959

**\$439,000**

3 Bedroom, 2.00 Bathroom, 736 sqft

Residential on 0.06 Acres

Temple, Calgary, Alberta

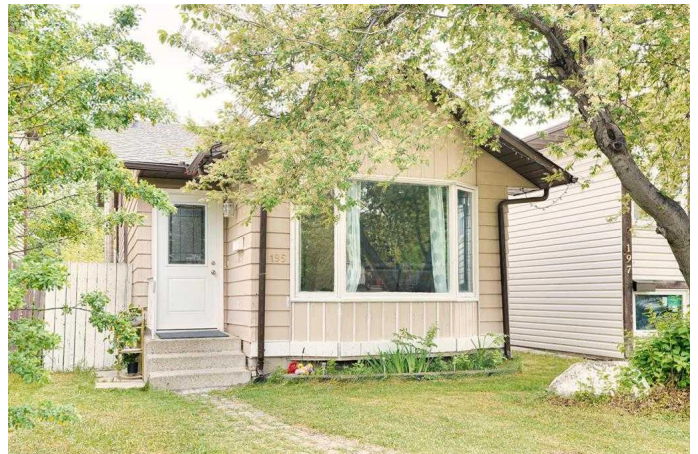
(SOLD CONDITIONALLY) EXCELLENT STARTER HOME (Open House on Sunday April 7 from 1-4), LIVE UP AND RENT THE BASEMENT SUITE(ILLEGAL SUITE) ,RECENTLY UPGRADED WITH NEW ASPHALT SHINGLE ROOF , HOTWATER TANK AND PATIO DOOR, NEWER MAPLE KITCHEN,NEWER LAMINATE FLOORING, CARPET AND MUCH MORE, NEWER APPLIANCES. BASEMENT DEVELOPED WITH ONE BEDROOM AND ONE DEN,FAMILY ROOM WITH SUMMER KITCHEN(ILLEGAL SUITE),FULL BATH AND SEPARATE ENTRANCE. NICE LOCATION, WALK TO PUBLIC TRANSPORTATION AND SHOPPING.

Directions:

Built in 1979

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2119959    |
| Price          | \$439,000   |
| Sold Price     | \$490,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 736         |
| Acres          | 0.06        |
| Year Built     | 1979        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Detached      |
| Style    | 4 Level Split |
| Status   | Sold          |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 195 Templemont Drive Ne |
| Subdivision | Temple                  |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y 4Z8                 |

### **Amenities**

|           |                                                  |
|-----------|--------------------------------------------------|
| Utilities | Natural Gas Available, Garbage Collection, Other |
| Parking   | Off Street                                       |

### **Interior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                                                               |
| Appliances        | Dishwasher, Electric Oven, Electric Stove, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                         |
| Cooling           | Central Air                                                                                                   |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Wood Burning                                                                                                  |
| Has Basement      | Yes                                                                                                           |
| Basement          | Separate/Exterior Entry, Finished, Full, Suite                                                                |

### **Exterior**

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Dock                        |
| Lot Description   | Back Lane, Back Yard        |
| Roof              | Asphalt Shingle             |
| Construction      | Aluminum Siding, Wood Frame |
| Foundation        | Poured Concrete             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 3rd, 2024  |
| Date Sold      | April 12th, 2024 |
| Days on Market | 7                |

|          |      |
|----------|------|
| Zoning   | R-C2 |
| HOA Fees | 0.00 |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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