

\$469,900 - 60 Templegreen Bay Ne, Calgary

MLS® #A2149934

\$469,900

3 Bedroom, 4.00 Bathroom, 1,350 sqft

Residential on 0.01 Acres

Temple, Calgary, Alberta

20k PRICE REDUCTION

This charming house, located in a great area close to parks and nestled in a quiet cul-de-sac, is brimming with potential. With a bit of TLC and some updates, you can transform this property into your dream home. One standout feature is the basement kitchenette, offering added convenience and versatility, whether you envision it as a space for guests, a rental unit, or simply an additional area for entertaining.

The living room features a cozy wood fireplace, creating a warm and inviting atmosphere. This space flows seamlessly into the dining room and kitchen, making it perfect for family gatherings and entertaining guests.

Upstairs, you'll find a spacious primary bedroom along with two generously sized bedrooms. These rooms offer ample space and natural light, providing a comfortable retreat for everyone in the household. Imagine customizing these rooms to reflect your personal style and needs, whether it's creating a luxurious master suite or fun, vibrant kids' rooms.

The basement is a hidden gem, offering a fantastic workshop, a spacious rec room, and plenty of storage. This versatile space is perfect for a variety of uses, from hobbies and crafts to a home gym or playroom. The



possibilities are endless, and with some creative updates, you can make this area a true extension of your living space.

The backyard is a true highlight of this property, featuring a covered deck that’s ideal for hosting BBQs and outdoor gatherings, rain or shine. Picture yourself relaxing here on warm summer evenings, enjoying the privacy and tranquility of your own backyard. With some landscaping and personal touches, this backyard could become your own private oasis.

This house is full of potential and just waiting for someone to make it their own. Whether you're a first-time homebuyer looking for a place to grow or an investor searching for a promising project, this home has something to offer. Don't miss out on this fantastic opportunity to create a space that truly reflects your vision and lifestyle.

Schedule your viewing today and start imagining the endless possibilities that await in this wonderful home!

Built in 1979

Essential Information

MLS® #	A2149934
Price	\$469,900
Sold Price	\$420,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,350
Acres	0.01
Year Built	1979
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	60 Templegreen Bay Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4Z3

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 20th, 2024
Date Sold	August 14th, 2024
Days on Market	25

Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	PropZap Realty
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