

\$585,000 - 6764 Temple Drive Ne, Calgary

MLS® #A2158607

\$585,000

4 Bedroom, 2.00 Bathroom, 968 sqft

Residential on 0.11 Acres

Temple, Calgary, Alberta

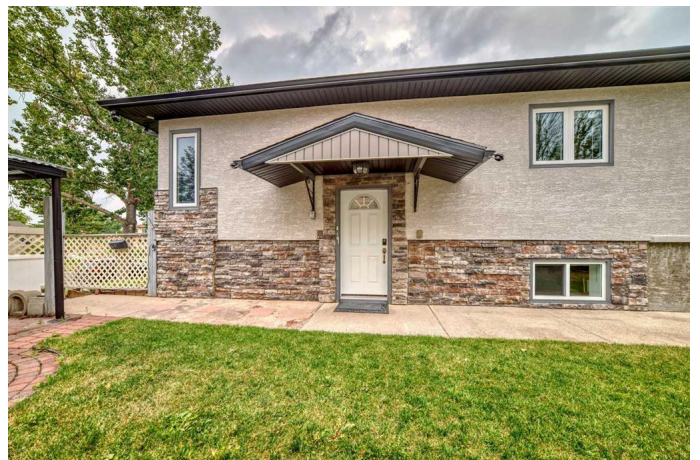
FANSTASTIC opportunity to purchase a solid property with 3 potential income streams. A main floor suite with 3 BED/1 BATH/LAUNDRY. An illegal basement suite with 1 BED/1 BATH/LAUNDRY. And a TRIPLE CAR oversized GARAGE with an OFFICE.

The current owner has carefully maintained and updated the property reaching 92% ENERGY EFFICIENT on the latest energy audit. With quality upgrades such as R20 insulated walls, maintenance- free vinyl TRIPLE PANE WINDOWS on the main floor, and DOUBLE PANE WINDOWS in the basement, a TANKLESS WATER HEATER, and 2-STAGE- HIGH-EFFICIENCY FURNACE that have both been regularly serviced. Plus, the exterior benefits from HAIL RESISTANT ACRYLIC STUCCO, real stone siding, and aluminum soffits.

The interior has been freshly painted on both levels, and the upper floor has vinyl plank flooring installed throughout the living areas and the bedrooms, and a new bathroom vanity. This is a clean and move-in ready property, and shows care and attention to detail.

With wonderful landscaping including a brick-laid patio with covered gazebo, neat lawn, concrete pad to the rear, a ton of storage against the back wall of the garage, fully fenced yard.

On entering the property, the front foyer area is tiled and provides access to the upper and



lower unit. On the main floor you will find: living room with 3 large windows, kitchen with wood cabinet doors, dining room with access to the spacious balcony. Three bedrooms including the master bedroom with bay window.

Laundry hook-up in the 2nd bedroom closet. A bright, beautifully tiled, family bathroom with skylight. Plus a smart entry closet with drawers and a second closet for storage.

In the illegal basement suite you will find: a spacious living area with good sized windows, laminate flooring and a gas fireplace with built in shelving to both sides. The well-kept kitchen/diner has wood cabinet doors, a tall pantry cupboard, tiled floor, and window overlooking the lawn outside. The bedroom is spacious and has an equally spacious walk-in closet. The bathroom is a good size and benefits from a Jacuzzi tub. The stacked washer/dryer is located in the mechanical room, which also provides a ton of storage space or could actually be utilized as a craft/office area. Finishing off the basement is the under stairs storage.

The triple car garage is partially divided and has 2 garage doors from the paved back lane. It is heated and has electric, gas, water, and plumbing for laundry. And it has a finished office with window, plus a supported 2nd floor for storage. CHECK OUT THE VIRTUAL TOUR THAT INCLUDES THE GARAGE.

This property could suit a number of buyers: An investor looking to maximize potential by renting out all three units. Someone looking for a mortgage helper. Or someone looking to move-in and utilize the fantastic garage for a home based business! This property presents so many options! Come and see why this would be a smart move for you!

Built in 1982

Essential Information

MLS® #	A2158607
Price	\$585,000
Sold Price	\$592,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	968
Acres	0.11
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	6764 Temple Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5S1

Amenities

Parking Spaces	3
Parking	Garage Faces Rear, Heated Garage, Insulated, Oversized, See Remarks, Triple Garage Detached, Workshop in Garage

Interior

Interior Features	Skylight(s), Vinyl Windows
Appliances	Range, Refrigerator, See Remarks, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Lawn
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 17th, 2024
Date Sold	August 21st, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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