

\$829,900 - 52 Templeby Drive Ne, Calgary

MLS® #A2169912

\$829,900

6 Bedroom, 4.00 Bathroom, 1,211 sqft

Residential on 0.12 Acres

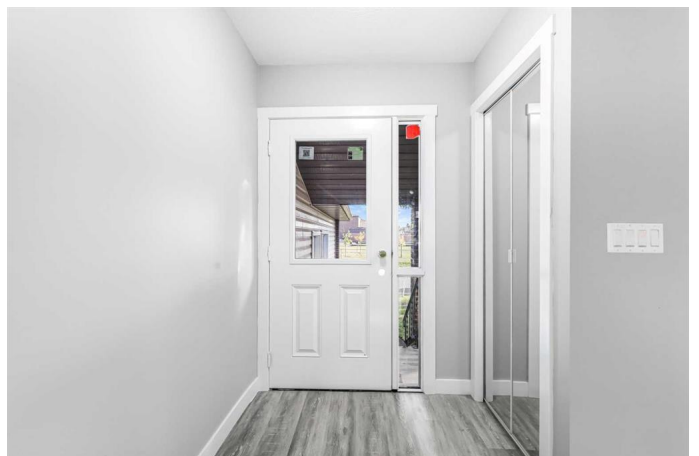
Temple, Calgary, Alberta

OPPORTUNITY OF A LIFETIME - 3 LIVING SPACES (2 ILLEGAL SUITES IN BASEMENT) - FULLY RENOVATED - BRAND NEW WINDOWS - 4 LEVEL SPLIT - RIGHT BESIDE A SCHOOL - OVERSIZED ATTACHED GARAGE - LARGE DECK - 2 SEPARATE ENTRANCES - OVER 2160 SQ FT W 6 BEDROOMS & 3 FULL BATHS! This beautifully renovated home offers an ideal setup for first-time buyers or savvy investors. With 2 illegal basement suites, it's an excellent mortgage helper. First-time buyers can benefit from 2 potential rental incomes, while investors can enjoy up to 3 income streams and cashflow potential. Each suite comes with its own full kitchen, separate entrance, and dedicated laundry. Don't miss out on this incredible opportunity!

Built in 1980

Essential Information

MLS® #	A2169912
Price	\$829,900
Sold Price	\$780,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,211
Acres	0.12
Year Built	1980



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

Community Information

Address	52 Templeby Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5G7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s)
Heating	Standard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Lane, Back Yard, City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2024
Date Sold	November 13th, 2024

Days on Market	39
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office URBAN-REALTY.ca

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