

\$644,900 - 311 Temple Close Ne, Calgary

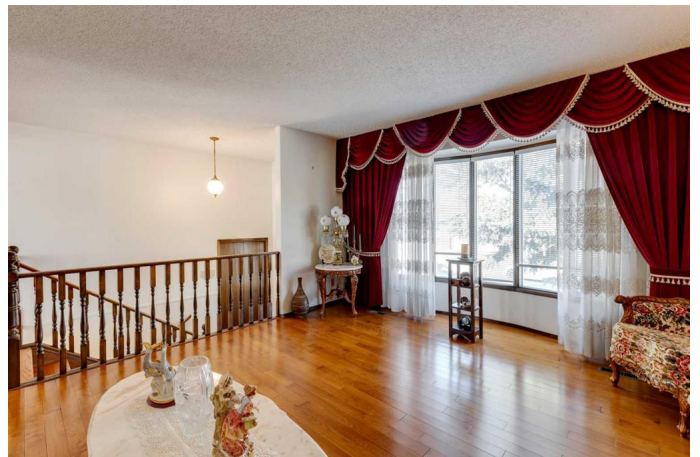
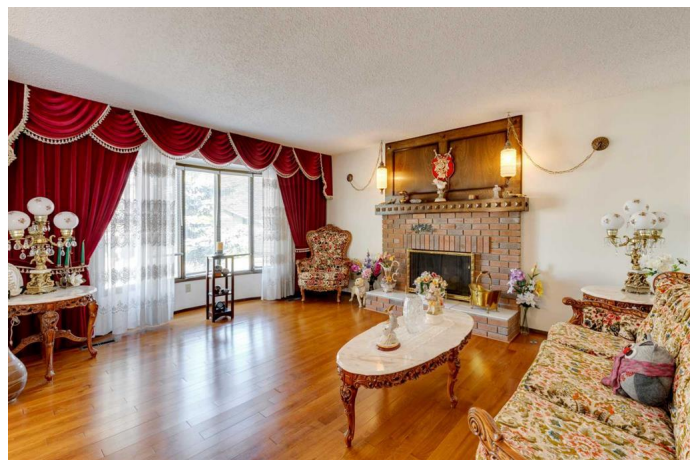
MLS® #A2170003

\$644,900

4 Bedroom, 3.00 Bathroom, 1,260 sqft
Residential on 0.13 Acres

Temple, Calgary, Alberta

Nestled in the welcoming community of Temple, this bi-level home boasts a rich history as the cherished possession of its original owner. Its timeless charm and meticulous upkeep stand as a testament to the pride of ownership. As you cross the threshold, a sense of warmth envelops you, immediately inviting you into the heart of the home – the kitchen. Bathed in natural light, this inviting space offers plenty of room for culinary exploration, complete with ample cupboard and counter space. Adjacent to the kitchen, a spacious rear entrance provides not only a practical space to hang coats and store essentials but also serves as a gateway to an expansive deck. From here, you will appreciate the generously sized yard, a space designed for relaxation, play, and gatherings. Moving inside, a formal dining area seamlessly flows into the living room, where a cozy fireplace adds warmth and ambiance, making it an inviting spot to unwind after a long day. Upstairs, you'll find three generously sized bedrooms. The master bedroom features its own 2-piece ensuite for added convenience. Throughout the main level, gleaming hardwood flooring adds a touch of elegance and timelessness. Descending to the lower level, you'll discover a versatile space that can be easily adapted to your needs. Whether you envision it as an illegal mother-in-law suite or a area for family activities, it offers endless possibilities. The spacious family room is perfect for gatherings, and the option to install



a fireplace adds to its cozy appeal. A fantastic bar area with a sink makes entertaining a breeze. Completing this level is a 3-piece bath, a substantial bedroom, laundry facilities, and a convenient kitchenette. The double garage, complete with a workbench, offers a practical workspace for your projects and ample storage. Situated in the well-established community of Temple, this home offers easy access to an array of amenities, schools, restaurants, and shopping options. Commuting is a breeze, with convenient routes to the airport, Memorial Drive, downtown and Sunridge Mall. Whether you're a first-time buyer looking for a place to call home or an investor seeking a valuable asset, this property presents a unique opportunity. Don't miss out on this outstanding opportunity!

Built in 1977

Essential Information

MLS® #	A2170003
Price	\$644,900
Sold Price	\$632,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,260
Acres	0.13
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	311 Temple Close Ne
Subdivision	Temple

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 3C1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Front Yard, Lawn, Street Lighting, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2024
Date Sold	November 20th, 2024
Days on Market	14
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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