

\$350,000 - 35, 12 Templewood Drive Ne, Calgary

MLS® #A2176579

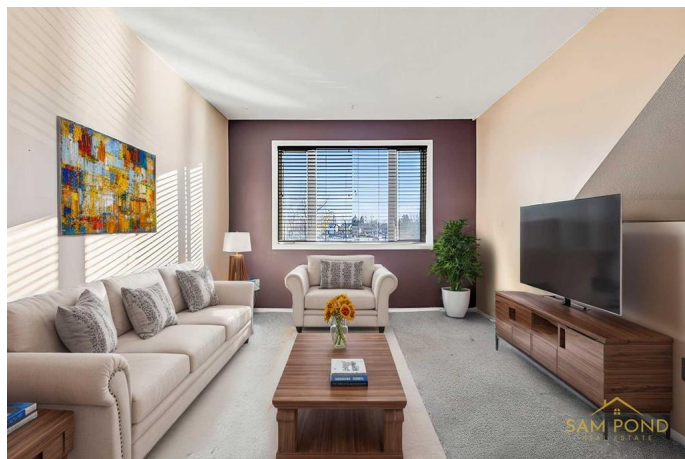
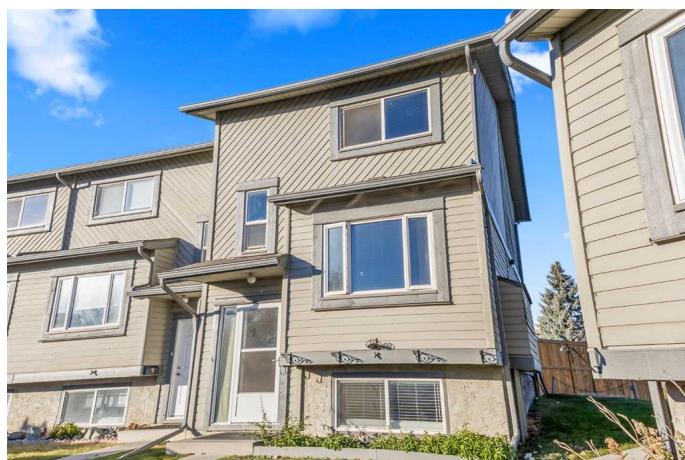
\$350,000

3 Bedroom, 3.00 Bathroom, 1,163 sqft

Residential on 0.00 Acres

Temple, Calgary, Alberta

INVESTOR ALERT!!!! This is your chance to own one of the most affordable cash flowing investment properties in all of Calgary, located in the desirable community of Temple. This property features a three-bedroom, two-storey main unit and an illegal basement studio suite that serves as a perfect mortgage helper or provides extra rental income. This home had key updates completed in 2018, including a new furnace and hot water tank, a refreshed main floor kitchen with modern cabinetry and sleek stainless-steel appliances, and a stylish subway tile backsplash, and the bathrooms feature new tilework and updated fixtures. The bright studio illegal suite has a common dining/living area, kitchen with full size appliances, and dedicated laundry. The fully fenced backyard has been thoughtfully designed for easy maintenance, featuring a large patio area ideal for outdoor dining and relaxation. Artificial turf ensures a green look year-round, and a secure storage shed provides extra space for your belongings. The layout of the yard is perfect for children, pets, or simply enjoying a private retreat. The property also has two parking spaces conveniently located near the back entrance. This setup is perfect for generating income or as a living option for the owner while renting out the main unit. Situated at 12 Templewood Drive NE, the townhouse is within walking distance of schools, playgrounds, Temple Community Centre, and various parks. Essential amenities like shopping centers,



dining options, and transit stops are also nearby, adding to the home's appeal. With a bit of sweat equity, you can turn this home into a cash machine or a tremendous owner-occupied investment property. Call your favorite realtor today before this great home is gone!!!!

Built in 1978

Essential Information

MLS® #	A2176579
Price	\$350,000
Sold Price	\$350,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,163
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	35, 12 Templewood Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4R7

Amenities

Amenities	Visitor Parking, Trash
Parking Spaces	2
Parking	Stall, Asphalt, Assigned, Leased, Off Street

Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Garden, Low Maintenance Landscape, Landscaped, Level, Private
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2024
Date Sold	November 13th, 2024
Days on Market	13
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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