



THE
A-TEAM

**RE/MAX
FIRST**

7 TEMPLEBY Road, Calgary T1Y 5N5

MLS®#: **A2125207** Area: **Temple** Listing Date: **04/22/24** List Price: **\$629,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **4,434 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,087**
 Low Sqft:
 Ttl Sqft: **1,087**

DOM

27
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Gentle Sloping**
 Park Feat: **Alley Access,Double Garage Detached,Off Street,On Street,Oversized,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Pantry,See Remarks,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	11`1" x 11`2"
4pc Bathroom	Main	7`11" x 4`11"
Bedroom	Main	8`4" x 8`7"
Kitchen	Main	12`1" x 10`10"
Entrance	Main	5`9" x 4`4"
Bedroom	Basement	10`9" x 9`11"
Office	Basement	9`4" x 11`1"
Living Room	Basement	16`3" x 13`4"

Room	Level	Dimensions
3pc Ensuite bath	Main	6`11" x 3`2"
Bedroom	Main	8`11" x 10`8"
Dining Room	Main	7`8" x 10`10"
Living Room	Main	14`2" x 14`11"
Bedroom	Basement	11`11" x 13`1"
3pc Bathroom	Basement	8`11" x 4`11"
Kitchen	Basement	12`7" x 3`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8010774

Zoning:
R-C1

Remarks

Pub Rmks:

Recently remodeled bungalow nestled in the heart of Temple, NE Calgary. This spacious detached residence, spanning over 1000+ square feet, has been tastefully modernized into a sophisticated abode. Revel in the fresh ambiance provided by new vinyl flooring and a vibrant coat of paint throughout. The main floor boasts a generous living area, a brand-new kitchen featuring granite countertops, three generously sized bedrooms, and two full bathrooms. Additionally, the majority of main floor rooms have been fitted with new windows, enhancing both aesthetics and energy efficiency. Descending into the lower level, you'll discover a separate entrance leading to an basement, complete with its own laundry facilities. This basement also comprises a well-appointed kitchen adjoining a cozy living space, two bedrooms, and a full bathroom. Outside, a spacious deck awaits in the backyard, perfect for soaking up the summer sun, while a double garage provides ample storage alongside convenient parking space. Situated in close proximity to schools, amenities, and more, seize the opportunity to schedule your viewing today!

Inclusions:
Property Listed By:

**Basement: Refrigerator, Washer/Dryer, Range Hood, Microwave
Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











