



THE
A-TEAM

**RE/MAX
FIRST**

39 TEMPLETON Bay, Calgary t1y 4y4

MLS®#: **A2125662**

Area: **Temple**

Listing Date: **04/23/24**

List Price: **\$504,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 18-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1980**

Lot Information

Lot Sz Ar: **2,744 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,229**
Low Sqft:
Ttl Sqft: **1,229**

DOM

26
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Lawn,Landscaped,Private**
Park Feat: **220 Volt Wiring,Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Courtyard,None,Private Yard**

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

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **Laminate Counters,No Animal Home,See Remarks,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`4" x 12`11"
2pc Ensuite bath	Main	4`11" x 3`11"
Bedroom - Primary	Second	11`8" x 15`0"
Bedroom	Second	13`1" x 7`7"
Laundry	Lower	16`5" x 10`7"

Room	Level	Dimensions
Living Room	Main	21`8" x 12`11"
4pc Bathroom	Second	6`11" x 4`11"
Bedroom	Second	9`8" x 9`8"
Game Room	Lower	11`10" x 21`1"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

8010406

R-C2

Remarks

Pub Rmks:

Well kept 3 bedroom single family house in temple, 1229 sqft plus basement , with huge oversized garage,(24'X23'6), spacious kitchen with bay window, Living has laminate flooring, upstairs has 3 good size bedrooms, and a full bath. Basement is finished with a recreation room and a small bar. and laundry room. Privately fenced yard .

Inclusions:

none

Property Listed By:

First Place Realty

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





