



THE
A-TEAM

**RE/MAX
FIRST**

220 TEMPLEWOOD Road, Calgary t1y 4g9

MLS® #: **A2133781**

Area: **Temple**

Listing Date: **05/24/24**

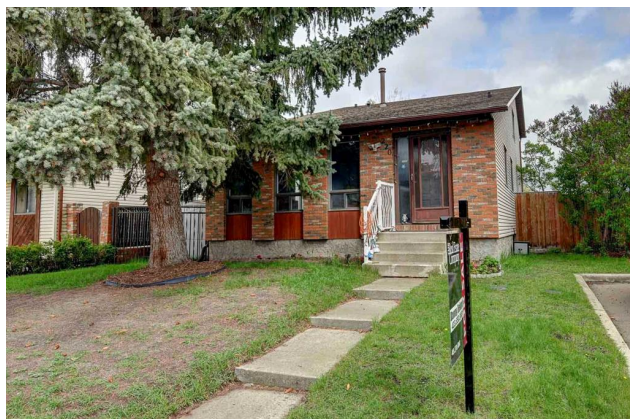
List Price: **\$639,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1979**

Finished Floor Area
Abv Sqft: **1,656**
Low Sqft:
Ttl Sqft: **1,656**

DOM

32
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey Split**

Lot Information

Lot Sz Ar: **5,016 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Irregular Lot,Landscaped**
Park Feat: **Double Garage Detached,Parking Pad**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other,Private Yard**

Construction: **Brick,Vinyl Siding,Wood Siding**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Window Coverings**
Int Feat: **High Ceilings,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	8`0" x 10`6"
Dining Room	Main	8`0" x 8`7"
Family Room	Main	11`9" x 24`3"
Bedroom	Second	9`11" x 10`10"
Game Room	Lower	13`0" x 19`6"
Furnace/Utility Room	Lower	9`6" x 12`6"
4pc Bathroom	Second	4`11" x 10`4"

Room	Level	Dimensions
Breakfast Nook	Main	5`9" x 8`0"
Living Room	Main	12`11" x 15`11"
Bedroom - Primary	Second	10`3" x 12`8"
Bedroom	Second	7`11" x 9`11"
Storage	Lower	5`9" x 7`6"
3pc Bathroom	Main	9`5" x 10`4"
2pc Ensuite bath	Second	3`0" x 6`11"

Title:
Fee Simple
Legal Desc:

7810494

Zoning:
R-C1

Remarks

Pub Rmks: **...welcome to this spacious home in a popular well established community of Temple..3 bedrooms and 2.5 bathrooms..main floor family room with a fireplace..patio doors leading to a deck..26' x 22' ft double garage..this home is walking distance to schools and shopping..**

Inclusions: **N/A**

Property Listed By: **TREC The Real Estate Company**

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

