



THE
A-TEAM

**RE/MAX
FIRST**

54 TEMPLEGREEN Road, Calgary T1Y 4Y8

MLS®#: **A2150615**

Area: **Temple**

Listing Date: **07/18/24**

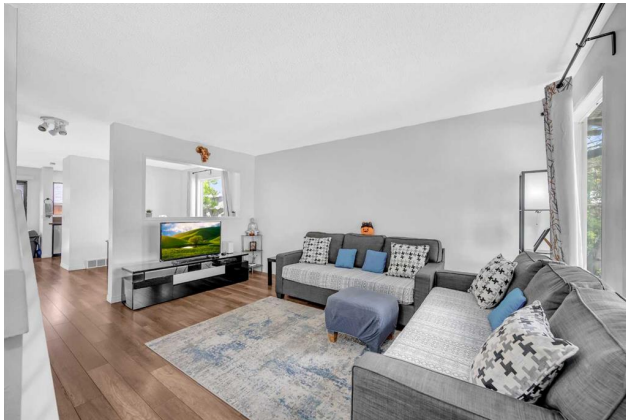
List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,089 sqft**
Lot Shape:

Access:

Lot Feat: **Corner Lot**
Park Feat: **Single Garage Detached**

DOM

138
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`6" x 15`9"
Dining Room	Main	7`5" x 9`3"
2pc Bathroom	Main	4`5" x 6`0"
Bedroom	Second	8`0" x 8`6"
4pc Bathroom	Second	8`1" x 4`11"

Room	Level	Dimensions
Kitchen	Main	7`4" x 9`9"
Breakfast Nook	Main	7`10" x 9`10"
Bedroom - Primary	Main	15`1" x 11`4"
Bedroom	Second	12`10" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7910714

Zoning:
R-C2

Remarks

Pub Rmks:

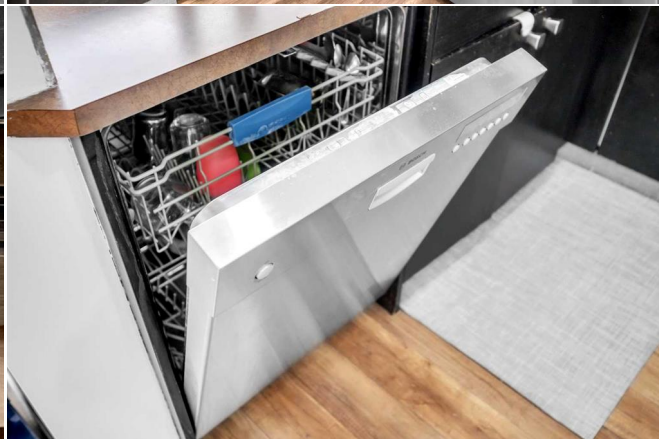
LOCATION, LOCATION, LOCATION... This charming 3-bedroom, 2-story corner lot home is ideally situated just across the street from a school, park, community center, baseball diamonds, soccer fields, and outdoor tennis courts, ensuring endless recreation options for your family. With the convenience of the bus stop just around the corner, commuting is a breeze. Step inside to discover a freshly updated interior boasting new paint throughout. The cozy living room leads to a bright eating area flooded with natural light, seamlessly transitioning into the open kitchen with plenty of cabinets and newer appliances. Upstairs, discover three generously sized bedrooms and a 3 piece shared bathroom, offering ample space for rest and relaxation. Venture downstairs to the partially finished basement, brimming with potential for additional living space or recreational areas to suit your family's needs. Outside, enjoy the convenience of a single detached garage and a fully fenced yard, offering privacy and security for outdoor enjoyment. With its prime location and array of amenities, this home is truly the perfect haven for your family's next chapter. Don't miss out on this exceptional opportunity schedule your viewing today!

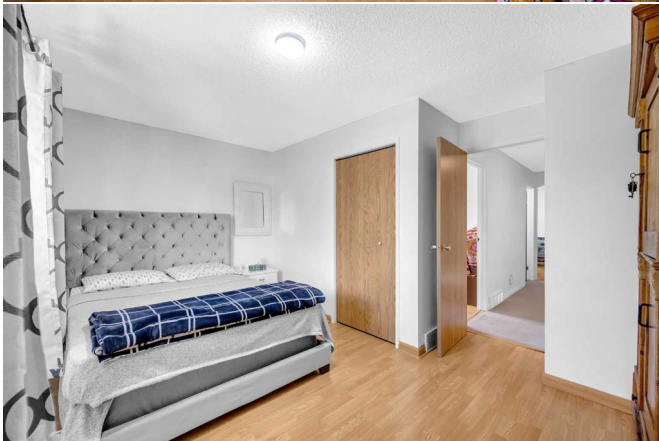
Inclusions:
Property Listed By:

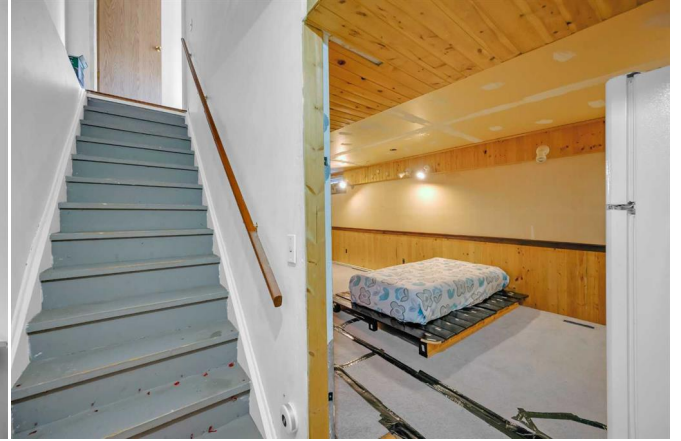
Basement Fridge
CIR Realty

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











54 Templegreen Rd NE, Calgary, AB

Main Floor Exterior Area 613.88 sq ft
Interior Area 553.88 sq ft



0 3 6 ft

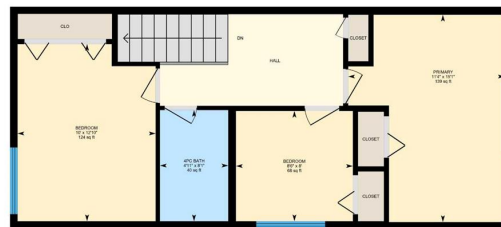
PREPARED: 2024/6/12



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

54 Templegreen Rd NE, Calgary, AB

Upper Floor Exterior Area 388.09 sq ft
Interior Area 531.21 sq ft



0 3 6 ft

PREPARED: 2024/6/12



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Basement (Below Ground) Exterior Area 533.32 sq ft
Interior Area 475.18 sq ft
Excluded Area 21.02 sq ft



0 3 6 ft

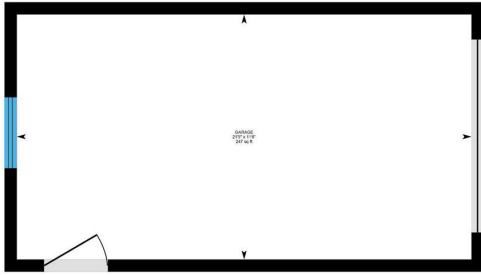
PREPARED: 2024/6/12



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Detached Garage Excluded Area 240.80 sq ft



PREPARED 2024/06/12



While regions are excluded from total floor area in GSE/DE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.