



THE
A-TEAM

**RE/MAX
FIRST**

6740 TEMPLE Drive, Calgary T1Y 5E6

MLS®#: **A2152319**

Area: **Temple**

Listing Date: **07/26/24**

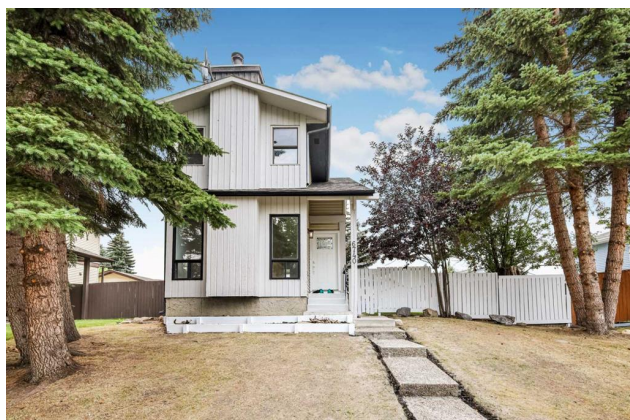
List Price: **\$579,900**

Status: **Active**

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: **4,798 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot**
Park Feat: **Off Street**

DOM

52
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Standard**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Stove(s),Washer/Dryer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 4`10"
Kitchen	Main	10`3" x 12`0"
4pc Bathroom	Second	7`4" x 5`0"
Bedroom	Second	12`3" x 13`7"
Storage	Second	3`7" x 6`9"
Bedroom	Basement	14`11" x 9`6"
Furnace/Utility Room	Basement	6`0" x 8`0"

Room	Level	Dimensions
Dining Room	Main	10`4" x 6`10"
Living Room	Main	12`6" x 16`6"
Bedroom	Second	8`11" x 9`0"
Bedroom - Primary	Second	13`11" x 12`3"
4pc Bathroom	Basement	5`0" x 8`0"
Kitchen	Basement	9`10" x 15`7"

Title: **Fee Simple**
Legal Desc: **8010774**
Zoning: **R-C1**

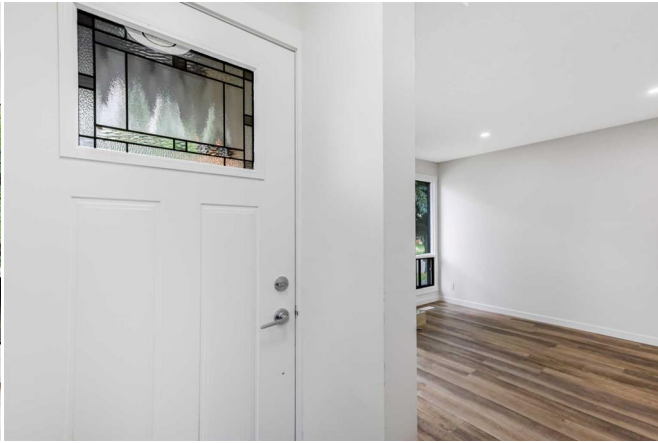
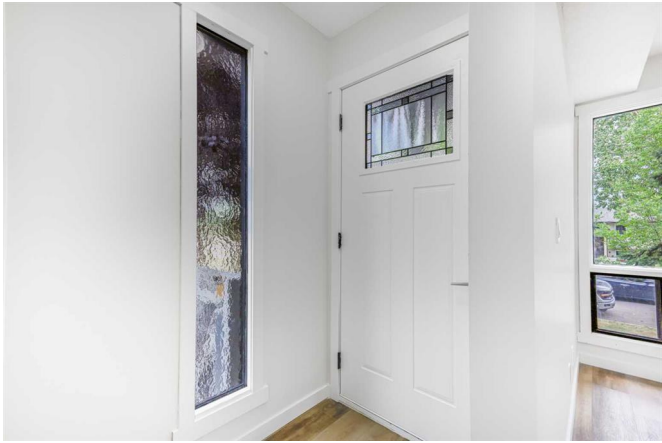
Remarks

Pub Rmks: **FULLY RENOVATED! ILLEGAL BASEMENT SUITE WITH SIDE ENTRY! HUGE PROPERTY! SEPARATE LAUNDRY! These are some of the features in this FULLY RENOVATED home. It also offers 1774 SQ FT of liveable space, NEW APPLIANCES, FEATURE WALL, OPEN FLOOR PLAN, NEW KITCHENS WITH QUARTZ COUNTERS, NEW FACELIFT OF THE FRONT OF THE HOME, additional parking in the back for our RV or other vehicles. Located in close to schools, shopping centres and transit. This home also coming equipped with a 2 BEDROOM ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE perfect for guests or to rent out! Don't miss this opportunity to call this beautiful house your home!**

Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

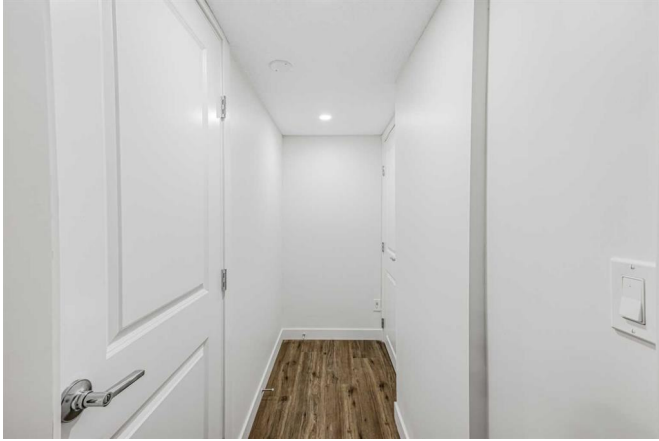
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





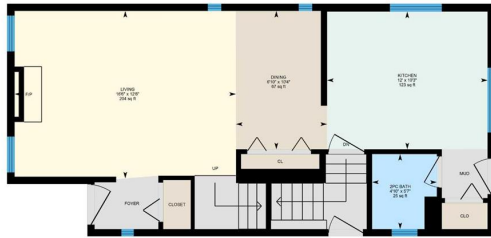






6740 Temple Dr NE, Calgary, AB

Main Floor Exterior Area 657.24 sq ft
Interior Area 550.33 sq ft



PREPARED: 2024/07/26



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.

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2nd Floor Exterior Area 631.55 sq ft
Interior Area 517.28 sq ft
Excluded Area 11.54 sq ft



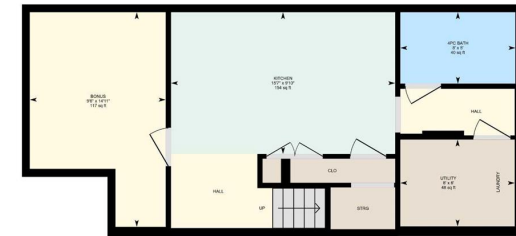
PREPARED: 2024/07/26



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Basement (Below Grade) Exterior Area 536.36 sq ft
Interior Area 452.05 sq ft



PREPARED: 2024/07/26



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