



THE
A-TEAM

**RE/MAX
FIRST**

6527 TEMPLE Drive, Calgary T1Y4R4

MLS®#: **A2155016**

Area: **Temple**

Listing Date: **08/10/24**

List Price: **\$659,900**

Status: **Pending**

County: **Calgary**

Change: **+\$20k, 10-Aug**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,167**
Low Sqft:
Ttl Sqft: **1,167**

Lot Information

Lot Sz Ar: **6,436 sqft**
Lot Shape:

DOM

39
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

Ttl Park: **7**
Garage Sz: **5**

Access:

Lot Feat: **Back Yard,Landscaped,Pie Shaped Lot,Private**
Park Feat: **Additional Parking,Quad or More Detached,Rear Drive**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	10`10" x 12`10"
Bedroom	Upper	8`11" x 9`1"
4pc Bathroom	Upper	7`2" x 6`6"
2pc Bathroom	Lower	3`0" x 7`6"
Living Room	Main	15`1" x 6`0"
Family Room	Lower	15`9" x 13`4"

Room	Level	Dimensions
Bedroom	Upper	9`0" x 10`4"
Bedroom	Lower	7`11" x 8`8"
3pc Ensuite bath	Upper	7`2" x 6`8"
Dining Room	Main	9`4" x 12`8"
Kitchen	Main	14`4" x 13`5"
Game Room	Basement	16`1" x 23`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7110220

Remarks

Pub Rmks: **TRULY a GEM in TEMPLE...4 LEVEL SPLIT, FOUR beds and THREE baths for your growing family, 2,117.5 sqft. of developed living space!!! and TAKE Note-->5 small cars can fit in the HUGE garage, safe for HAIL seasons and add' RV parking with beautiful relaxing fenced backyard with concrete walk ways on the side and bricks sidings..Notably a SPACEY kitchen with oak cabinetry with centre island with bright natural light from sunshine ceiling, OAK wood through out the main and upper floor. Going down, you'll find gas fireplace with again OAK cabinetry with sliding door to the backyard, great for entertaining your guests...very convenient location, right across Anne Foote School(kindergarten-grade 6), parks/playground, bus stops and a LOT more... This HOME will KEEP you amazed...BOOK your showing now to see why this HOME is so UNIQUE!!**

Inclusions: **N/A**
Property Listed By: **Property Solutions Real Estate Group Inc.**

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











