



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**402 TEMPLEVIEW Drive, Calgary T1Y 4L2**

MLS®#: **A2155745**      Area: **Temple**      Listing Date: **08/08/24**      List Price: **\$499,999**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 13-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1978**  
Lot Information  
 Lot Sz Ar: **2,884 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Corner Lot,Rectangular Lot**  
 Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **906**  
 Low Sqft:  
 Ttl Sqft: **906**

DOM

**42**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bi-Level,Up/Down**

Parking

Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt**      Construction: **Stucco,Wood Siding**  
 Heating: **Forced Air**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range,Range Hood,Refrigerator,Washer**  
 Int Feat: **Kitchen Island,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	9`8" x 14`11"	Dining Room	Main	11`4" x 8`11"
3pc Bathroom	Main	4`11" x 10`3"	Bedroom - Primary	Main	10`3" x 11`6"
Bedroom	Main	8`8" x 11`6"	3pc Bathroom	Basement	10`2" x 4`11"
Storage	Basement	10`5" x 12`2"	Family Room	Basement	18`0" x 11`10"
Bedroom	Basement	7`11" x 10`8"	Bedroom	Basement	9`10" x 10`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7711020**

Zoning:  
**M-CG d44**

Remarks

Pub Rmks:

**Welcome to this FULLY RENOVATED CORNER LOT home in Temple. Semi-Detached and No Condo Fees. Over 1800 SQF of living space! Step inside to discover a BRIGHT AND OPEN KITCHEN seamlessly connected to a SPACIOUS LIVING AREA, perfect for dining and entertaining. The main floor boasts TWO GENEROUSLY SIZED BEDROOMS and an additional TWO BEDROOMS DOWNSTAIRS, offering plenty of space and flexibility for family living. Each floor features its own MAIN BATHROOM, ensuring convenience and comfort for all. The basement includes a REC ROOM and plenty of STORAGE SPACE, with the potential to easily convert it into another bedroom or FLEX ROOM if needed. Outside, the property shines with NEW SOD, FRESH PAINT, NEW CONCRETE STEPS, and a charming PATIO AREA, ideal for outdoor relaxation and gatherings. The corner lot adds extra privacy and space, enhancing this home's overall appeal. Situated in a well-established neighbourhood close to schools, parks, and shopping, this Temple home is a MUST-SEE. DON'T MISS THE OPPORTUNITY to make this beautifully renovated property your own!**

Inclusions:  
Property Listed By:

**Shed (As-Is)  
Real Broker**

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









