



THE
A-TEAM

**RE/MAX
FIRST**

7135 TEMPLE Drive, Calgary T1Y4Z4

MLS®#: **A2156570** Area: **Temple** Listing Date: **08/22/24** List Price: **\$654,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 21-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2010** Abv Sqft: **1,077**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,370 sqft** Ttl Sqft: **1,077**
 Lot Shape:

DOM

90
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (2 2)**
 Style: **4 Level Split**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Alley Access,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Central,Natural Gas** Flooring: **Carpet,Tile**
 Sewer: Ext Feat: **Other** Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	12`10" x 13`10"	Bedroom	Upper	13`11" x 7`2"
Bedroom	Upper	10`1" x 8`11"	Living Room	Main	12`9" x 16`3"
Kitchen	Main	12`2" x 13`4"	Dining Room	Main	15`1" x 5`11"
Bedroom - Primary	Lower	13`9" x 10`8"	Bedroom	Lower	15`11" x 9`7"
Kitchen	Lower	11`8" x 11`9"	Living Room	Lower	19`3" x 14`11"
2pc Ensuite bath	Upper	4`11" x 4`3"	4pc Bathroom	Upper	4`10" x 7`10"
2pc Bathroom	Lower	6`4" x 8`7"	4pc Ensuite bath	Lower	7`3" x 6`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7910737

Remarks

Pub Rmks: **Welcome to your new home - 4 Level Split in Temple - Walkout Basement Suite (illegal). 1077 SF above grade and 2040 total living space. This home features a total of 5 bedrooms, 4 bathrooms, 2 kitchens, 2 laundry rooms and a double detached garage. This home is ideal for a large family, or if your in the market for an investment property. Live up, rent down, rent both, or bask in the entire house. Upstairs features a 3 bedroom 2 bath home with open concept design, plenty of windows to boast the natural sunlight, positive vibes all around. A separate walkout entrance from the back to the 2 bedroom, 2 bath suite (illegal) offers even more space and comfort for whatever your needs are. Don't forget, 2 separate laundry rooms available in this home. Conveniently located on Temple Drive, with walking distance to 52 Street, Calgary Transit, 7-11, plaza, schools and so much more. Private fenced backyard and double detached garage and deck along the side of the house complete this amazing home. Do not pass up this opportunity, call your favorite realtor today and book a viewing.**

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

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





