



THE A-TEAM

RE/MAX FIRST

39 TEMPLETON Bay, Calgary t1y 4y4

MLS@#: A2162009 Area: Temple Listing 09/01/24 List Price: \$506,990
Status: Active County: Calgary Change: -\$210, 01-Dec Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1980
Lot Information
Lot Sz Ar: 2,744 sqft
Lot Shape:

DOM

111
Layout
Beds: 3 (3)
Baths: 1.5 (1 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane
Park Feat: 220 Volt Wiring, Double Garage Attached, Heated Garage, Insulated, Oversized, See Remarks

Utilities and Features

Roof: Asphalt
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Private Yard
Construction: Vinyl Siding
Flooring: Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, See Remarks, Stove(s), Washer
Int Feat: Granite Counters, No Animal Home, See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Bedroom, Game Room, Dining Room, Living Room, etc.

Title: **Fee Simple**  
Zoning: **R-C2**  
Legal Desc: **8010406**

Remarks

Pub Rmks: **Wow! totally renovated 2 story 1229 sqft, plus finished basement. A dream mechanical 24'X24" garage which is fully insulated and drywalled, painted with 220 volt and heat. This home featured brand new laminate flooring throughout the whole house including main floor and basement, and stair cases. fresh paint throughout the whole house. There is a beautiful spacious living room combined with formal dining room, Kitchen has new flooring and paint as well together with new stainless steel appliances and an oak kitchen, a bay window, and a half bath which has new flooring, fresh paint, etc.. Upstairs there are 3 bedrooms and a full bath with fresh paint, new floorings, reglazed bathtub. Basement there is a beautiful stone decoration wall , dry bar and an European recreation room, and a laundry room . SHOW PRIDE OF OWNERSHIP !! for an affordable price !**

Inclusions: **none**  
Property Listed By: **First Place Realty**

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















