



THE
A-TEAM

**RE/MAX
FIRST**

180 TEMPLEVALE Road, Calgary T1Y 4V2

MLS®#: **A2163027**

Area: **Temple**

Listing Date: **09/05/24**

List Price: **\$479,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 08-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1980**
Lot Information
Lot Sz Ar: **2,970 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,120**
Low Sqft:
Ttl Sqft: **1,120**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees,Lawn,Garden,Landscaped,Street Lighting,Subdivided**
Park Feat: **Carport,Concrete Driveway,Garage Door Opener,Insulated,Single Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Quartz Counters,Storage,Track Lighting**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`8" x 13`8"
Kitchen	Main	11`4" x 10`0"
Entrance	Main	3`9" x 3`7"
Bedroom	Upper	10`8" x 12`4"
Bedroom	Upper	7`3" x 10`0"
Family Room	Basement	9`9" x 16`6"
Laundry	Basement	6`11" x 9`1"

Room	Level	Dimensions
Dining Room	Main	7`3" x 7`8"
2pc Bathroom	Main	5`3" x 5`2"
Bedroom - Primary	Upper	12`3" x 9`11"
Walk-In Closet	Upper	5`8" x 5`9"
3pc Bathroom	Upper	7`9" x 5`8"
4pc Bathroom	Basement	7`5" x 9`1"
Furnace/Utility Room	Basement	7`11" x 4`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

8010774

Remarks

Pub Rmks: **Charming Family Home in Prime Temple Location Discover this beautifully renovated family home in the heart of popular Temple. Boasting modern updates throughout, this residence features: Central Air Conditioning • Newer Kitchen: Sleek cabinets and elegant granite countertops, complemented by stainless steel appliances. • Engineered Hardwood Flooring: Stylish and durable flooring on the main and upper levels. • Updated Bathrooms: Recently renovated for a fresh, contemporary feel. • Freshly Painted: Crisp, clean interiors ready for your personal touch. Main Floor: • Spacious living room. • Modern kitchen with stainless steel appliances. • Inviting dining area. Upper Floor: • Three comfortable bedrooms. • Primary bedroom with a convenient walk-in closet. Fully Developed Basement: • Expansive recreational room. • Full bathroom. • Laundry area. Outdoor Features: • Fully fenced backyard with a large deck and garden area. • Double carport at the front. • Oversized single garage. Prime Location: Close to shopping, transit, schools, and playgrounds. This home seamlessly combines comfort and convenience, making it the perfect choice for your family.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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











