

390 TEMPLESIDE Circle, Calgary T1Y 4K9

MLS®#:	A2163045	Area:	Temple	Listing	09/06/24	List Price: \$419,900
Status:	Active	County:	Calgary	Date: Change:	-\$10k, 13-Sep	Association: Fort McMurray



eral Information	1			DOM		
Type:	Residential			12		
Type:	Row/Townhouse			Layout		
Town:	Calgary	Finished Floor Ar	ea	Beds:	3 (3)	
Built:	1978	Abv Sqft:	1,183	Baths:	1.5 (1 1)	
nformation		Low Sqft:		Style:	2 Storey	
Sz Ar:	2,497 sqft	Ttl Sqft:	1,183			
Shape:				Parking		
				Ttl Park:	3	
				Garage Sz:	5	
SS:				00. dge 02.		
eat:	Back Lane,Back Yard,Rectangular Lot					
Feat:	Alley Access, Off Street, On Street, Parking Pad, RV Access/Parking					

Utilities and Features

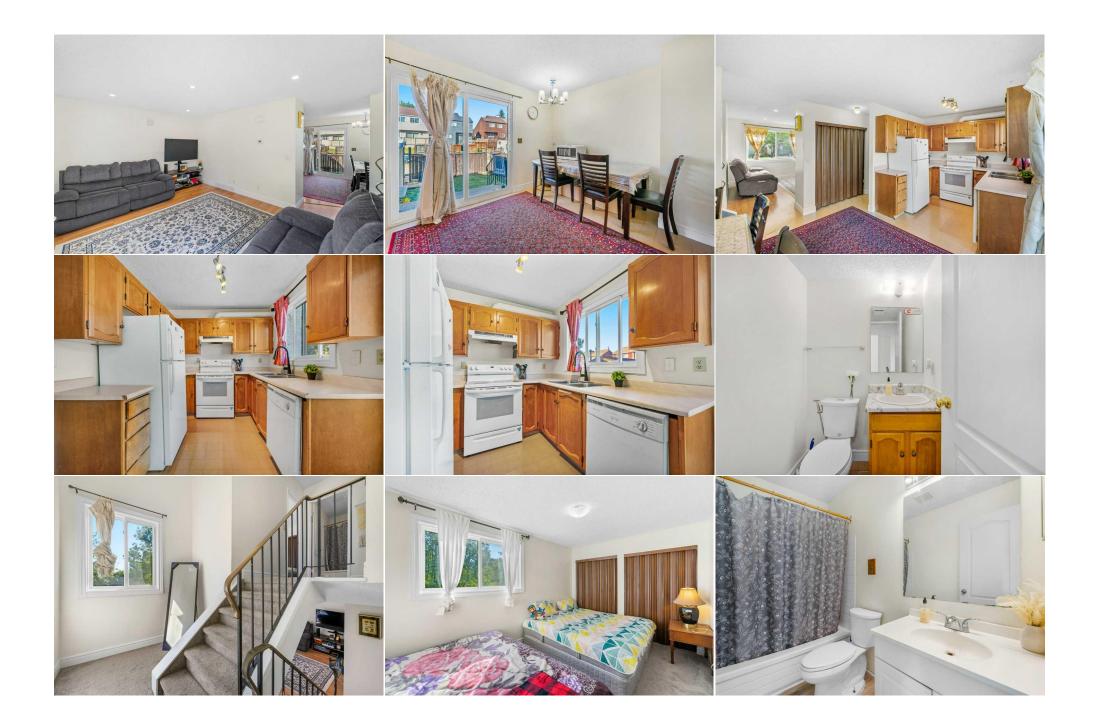
Roof: Heating: Sewer: Ext Feat:	ating: Forced Air,Natural Gas wer:			Construction: Wood Frame,Wood Siding Flooring: Carpet,Hardwood,Vinyl Water Source: Fnd/Bsmt:				
Kitahan Anali	Diskussek av Davan Els		Poured Concrete					
Kitchen Appl: Int Feat: Utilities:	•	Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings No Smoking Home,Vinyl Windows						
			Room Information					
Room 2ng Pathroom	<u>Level</u> Main	<u>Dimensions</u> 5`3" x 4`4"	Room Dining Room	<u>Level</u> Main	<u>Dimensions</u> 10`3" x 9`9"			
2pc Bathroom Kitchen	Main	5 5 x 4 4 8`1" x 8`3"	Dining Room Living Room	Main	10 3 x 9 9 15`8" x 12`1"			
Foyer	Main	6`1" x 10`2"	4pc Bathroom	Second	9`1" x 4`11"			
Bedroom	Second	9`1" x 12`9"	Bedroom	Second	9`1" x 9`0"			
Bedroom - Prin	2	13`2" x 3`0"	Game Room	Basement	14`5" x 23`8"			
Laundry	Basement	8`11" x 9`3"	Legal/Tax/Financial					
			Legal/Tax/Thilancial					

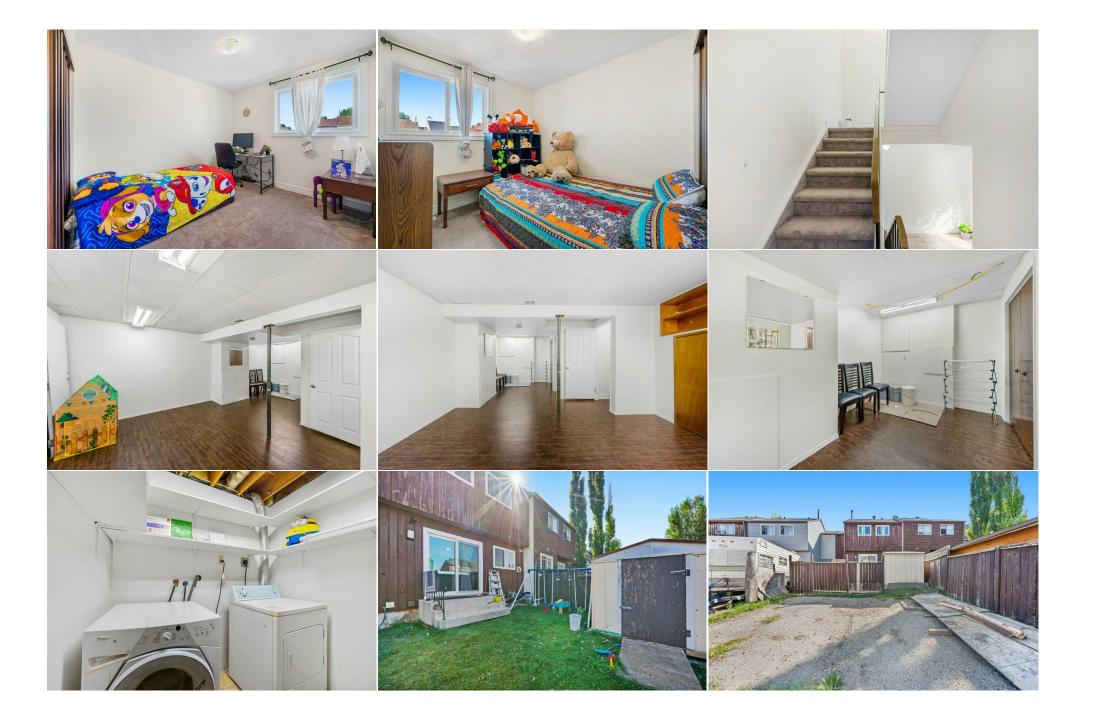
Title: Fee Simple Legal Desc:	Zoning: M-CG d44 7810288 Remarks
Pub Rmks: Inclusions: Property Listed By:	Welcome to this amazing home in the highly sought-after community of Temple! This rare opportunity is perfect for investors and first-time buyers alike. Nestled in a prime location, this move-in-ready 2-storey home offers incredible value, all with NO CONDO FEES. The main level features a bright and spacious kitchen, a dining room with sliding doors leading to a private west-facing backyard, and a cozy living room—ideal for relaxation. The main level also includes a convenient 2-piece bathroom. Upstairs, you'll find three generously sized bedrooms, including the primary bedroom, and a well-appointed 4-piece bathroom. The fully finished basement provides even more space with a large rec room/family room and a laundry area, offering endless possibilities for entertaining or extra living space. The backyard is wonderful, complete with a stone patio, perfect for enjoying those warm summer evenings. With parking for two vehicles or an RV, plus street parking right in front, you'll have ample space for all your needs. Located within walking distance to all amenities, including schools, transit, parks, and playgrounds. Recent updates include new shingles (2016), new windows and patio doors (2021), new front and back doors (2024), new carpets (2020), a new stove (2021), and fresh paint inside and out. Don't miss out on this incredible opportunity to own a beautifully updated home in Temple. Whether you're looking to invest or find the perfect place to call home, this property is a must-see! NA eXp Realty



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

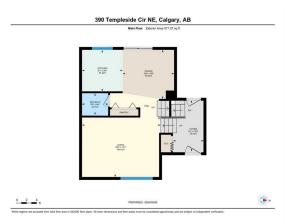












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