



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**390 TEMPLESIDE Circle, Calgary T1Y 4K9**

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



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1978**  
Lot Information  
 Lot Sz Ar: **2,497 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,183**  
 Low Sqft:  
 Ttl Sqft: **1,183**

DOM

**12**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
 Park Feat: **Alley Access,Off Street,On Street,Parking Pad,RV Access/Parking**

Utilities and Features

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

Construction: **Wood Frame,Wood Siding**  
 Flooring: **Carpet,Hardwood,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **No Smoking Home,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`3" x 4`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`3" x 9`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`1" x 8`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`8" x 12`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`1" x 10`2"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`1" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`1" x 12`9"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`1" x 9`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`2" x 3`0"</b>	<b>Game Room</b>	<b>Basement</b>	<b>14`5" x 23`8"</b>
<b>Laundry</b>	<b>Basement</b>	<b>8`11" x 9`3"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**M-CG d44**

**7810288**

Remarks

Pub Rmks: **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!**

Inclusions:  
Property Listed By: **NA**  
**eXp Realty**

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











