



THE
A-TEAM

**RE/MAX
FIRST**

38 TEMPLESON Crescent, Calgary T1Y 5L8

MLS®#: **A2164792**

Area: **Temple**

Listing Date: **09/11/24**

List Price: **\$614,786**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1980**

Lot Information

Lot Sz Ar: **2,518 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane, City Lot, Few Trees, Front Yard, Landscaped**
Park Feat: **Double Garage Detached**

DOM

8

Layout

Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Range, Refrigerator, Washer/Dryer**
Int Feat: **Chandelier, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`7" x 5`3"	Dining Room	Main	9`0" x 9`10"
Kitchen	Main	6`9" x 12`3"	Living Room	Main	12`0" x 21`2"
4pc Bathroom	Second	4`11" x 9`4"	Bedroom	Second	6`11" x 12`5"
Bedroom	Second	8`6" x 10`1"	Bedroom - Primary	Second	15`9" x 12`3"
3pc Bathroom	Basement	4`9" x 8`0"	Bedroom	Basement	14`5" x 8`10"
Kitchen	Basement	6`0" x 5`3"	Game Room	Basement	14`6" x 12`1"
Furnace/Utility Room	Basement	8`4" x 7`2"			

Title: **Fee Simple**
 Legal Desc: **8010774**

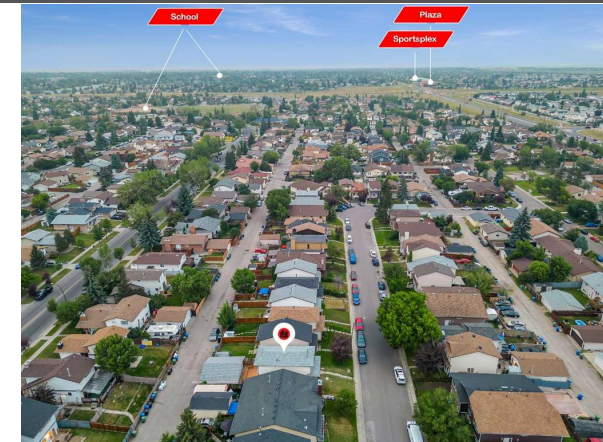
Zoning: **R-C2**

Remarks

Pub Rmks: **FULLY RENOVATED | 4 BEDROOMS 2.5 BATHROOMS | POTENTIAL \$4300 + CASHFLOW | ILLEGAL SUITE with SEPARATE ENTRANCE / SEPARATE LAUNDRY | DOUBLE DETACHED GARAGE | QUIET STREET** Welcome to this exceptional, fully renovated home, where modern luxury meets functional design. Located on a tranquil street, this property offers over 1,900 square feet of thoughtfully upgraded living space, making it a perfect choice for a high-quality starter home or a lucrative investment opportunity. As you enter, you'll be greeted by a spacious and inviting living area, adorned with large windows that allow natural light to pour in, creating a warm and welcoming atmosphere. The home features a sleek, contemporary design with new stainless steel appliances and stylish light fixtures throughout. The main level is designed for convenience and comfort, featuring a generous two-tone kitchen that combines aesthetics with functionality. This kitchen is complemented by a dining area and provides direct access to a large deck and a double detached garage, making it ideal for both everyday living and entertaining. The main level also includes a well-appointed 2-piece bathroom and a separate laundry area, ensuring that daily chores are handled with ease. Upstairs, you'll find three spacious bedrooms, each designed with comfort and privacy in mind. The master bedroom is a true retreat, featuring an elegant feature wall, a dedicated private desk area, and a custom closet organizer to accommodate all your storage needs. The second floor also includes a full bathroom, serving the other two bedrooms with ample space and style. The fully finished basement adds significant value to this home with its illegal suite. This suite is equipped with a separate entrance and its own laundry facilities, providing a cozy and private living space with excellent rental potential. Whether you choose to accommodate extended family or generate additional rental income, this suite enhances the versatility and appeal of the property. Additional features of this home include a double detached garage, offering ample parking and storage space, and a large backyard deck, perfect for outdoor relaxation and entertainment. Situated in a peaceful neighborhood, this property is conveniently located close to schools, shopping centers, and major transportation routes. With the potential for \$4,300+ in cash flow, this home presents a rare opportunity to enjoy modern living while benefiting from substantial rental income. Don't miss out on this outstanding property—schedule your viewing today and experience the perfect blend of contemporary design, functional living spaces, and an ideal location. This home is a true gem that won't last long on the market!

Inclusions: **N/A**
 Property Listed By: **Real Broker**

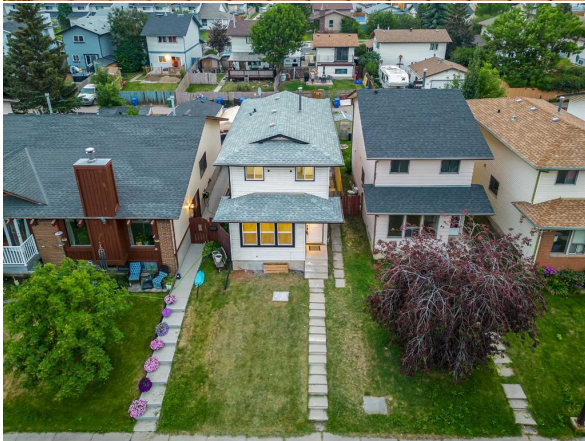
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











38 Templeson Crescent NE, Calgary, AB

Main Floor Exterior Area 651.83 sq ft
Interior Area 981.170 sq ft

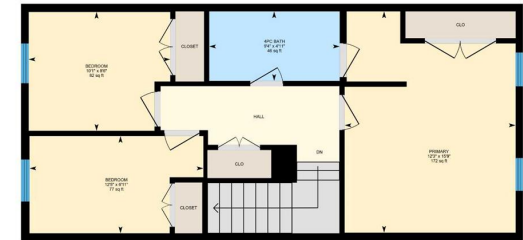


0 4 8 ft PREPARED: 20240703

White regions are excluded from total floor area in IGUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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1st Floor Exterior Area 600.14 sq ft
Interior Area 600.14 sq ft



0 3 6 ft PREPARED: 20240703

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Basement (Below Grade) Exterior Area 434.73 sq ft
Interior Area 367.07 sq ft
Excluded Area 100.21 sq ft

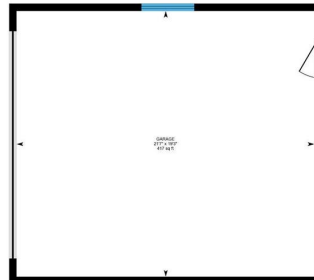


0 3 6 ft PREPARED: 20240703

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Garage Excluded Area 462.06 sq ft



0 2 4 ft PREPARED: 20240703

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