



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3323 TEMPLE Way, Calgary T1Y 3B8**

MLS®#: **A2168737**

Area: **Temple**

Listing Date: **10/07/24**

List Price: **\$575,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1977**

Lot Information

Lot Sz Ar: **5,005 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,000**

Low Sqft:

Ttl Sqft: **1,000**

DOM

**117**

Layout

Beds: **4 (2 2 )**

Baths: **2.0 (2 0)**

Style: **Bi-Level**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Ceiling Fan(s),Chandelier,Recessed Lighting,Storage,Track Lighting**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 13`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`0" x 18`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 5`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`10" x 12`0"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`7" x 10`1"</b>
<b>Storage</b>	<b>Basement</b>	<b>6`11" x 5`5"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`6" x 13`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 10`9"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`8" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`0" x 12`4"</b>
<b>Laundry</b>	<b>Basement</b>	<b>12`2" x 12`3"</b>
<b>Game Room</b>	<b>Basement</b>	<b>17`6" x 17`7"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7511075**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Open house on Sunday January 19/2025 from 1 to 5 pm. Welcome to this charming 4-BEDROOM, 2-BATHROOM property located in the established and family-friendly community of Temple in Calgary. This spacious home offers a well-thought-out layout with two bedrooms and a full bathroom on the main floor, along with a bright kitchen featuring a cozy dining area and a large living room filled with natural light. As you head downstairs, the fully finished basement provides additional living space with two more bedrooms, another full bathroom, a large recreation room, storage, and a convenient washer/dryer setup. Step outside to find a private, fenced backyard, perfect for relaxation or outdoor BBQs on the huge deck. With the added bonus of no neighbors on the northern side, the adjacent green space provides peace and tranquility. The property also comes with a DOUBLE CAR GARAGE to meet your parking and storage needs. This home is ideally located near parks, playgrounds, schools, and nearby strip malls offering restaurants, grocery stores, banks, medical clinics, and even a Service Canada Centre. Additionally, the nearby Village Square Recreation Centre and library provide ample options for recreation and learning. With easy access to public transit and all essential amenities, this home strikes the perfect balance of comfort and convenience. Don't miss your chance to make this gem in Temple your new home!**

Inclusions:  
Property Listed By:

**Gazebo**  
**Royal LePage METRO**

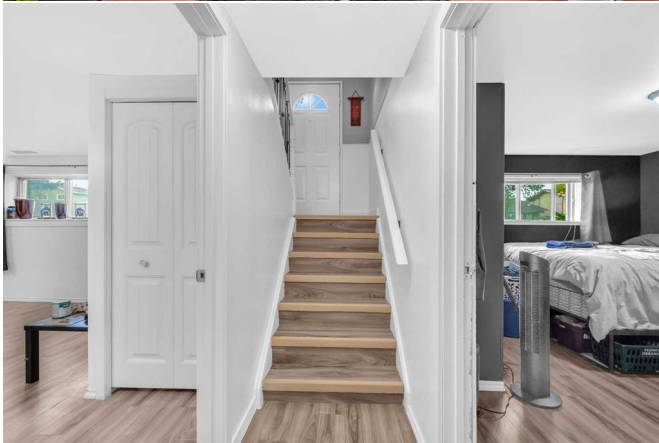
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







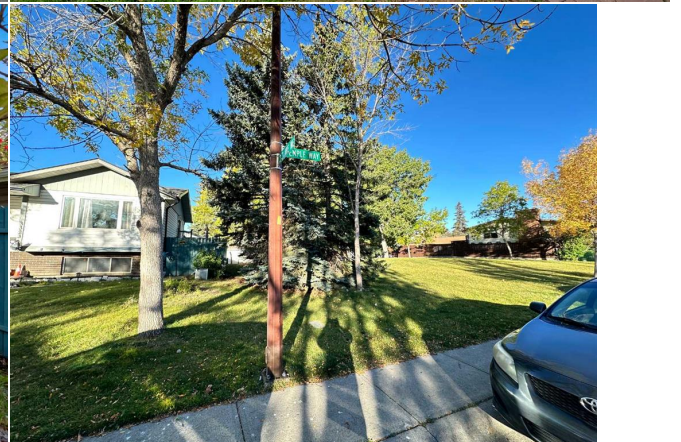










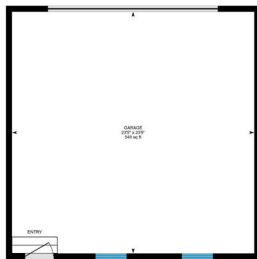






**3323 Temple Way NE, Calgary, AB**

Detached Garage Excluded Area 548.34 sq ft



0 2 4 ft

PREPARED: 2024/09/24

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.

**3323 Temple Way NE, Calgary, AB**

Main Floor Exterior Area 1000.00 sq ft  
Interior Area 920.13 sq ft



0 3 6 ft

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**3323 Temple Way NE, Calgary, AB**

Basement (Below Grade) Exterior Area 863.30 sq ft  
Interior Area 731.40 sq ft  
Excluded Area 46.94 sq ft



0 3 6 ft

PREPARED: 2024/09/24

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