



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**

Finished Floor Area

Abv Sqft: **1,000**

Low Sqft:

Ttl Sqft: **1,000**

Lot Information

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

Lot Shape:

DOM

75

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

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7511075

Remarks

Pub Rmks:

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!

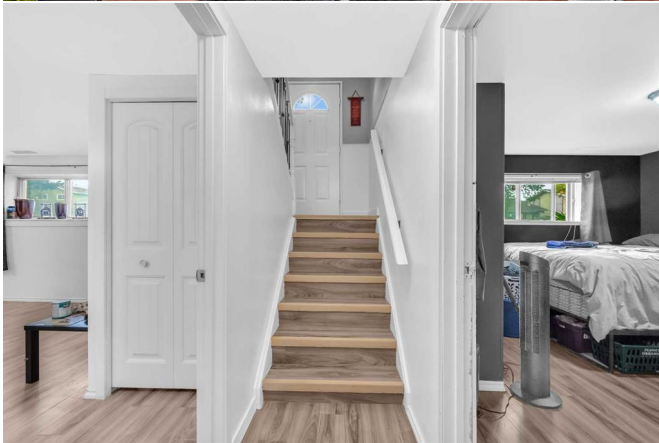
Inclusions:
Property Listed By:

Gazebo
Royal LePage METRO

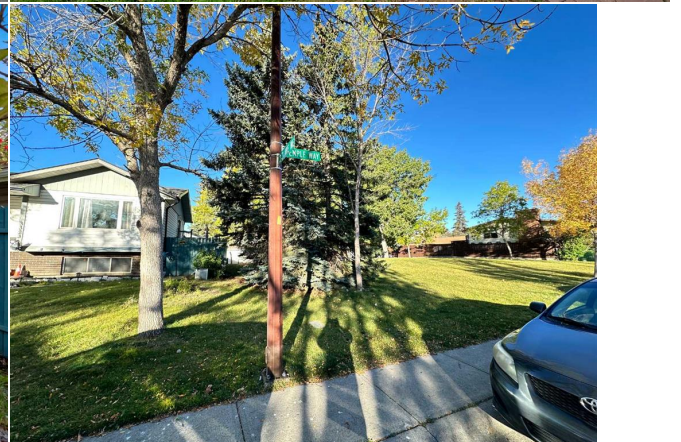
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







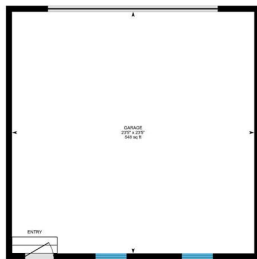






3323 Temple Way NE, Calgary, AB

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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Basement (Below Grade) Exterior Area 883.30 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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