



THE
A-TEAM

**RE/MAX
FIRST**

52 TEMPLEBY Drive, Calgary T1Y 5G7

MLS®#: **A2169912**

Area: **Temple**

Listing Date: **10/03/24**

List Price: **\$829,900**

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: **5,368 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,211**

Low Sqft:

Ttl Sqft: **1,211**

DOM

26

Layout

Beds: **6 (3 3)**

Baths: **4.0 (4 0)**

Style: **4 Level Split**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Standard**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Brick,Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s)**

Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`3" x 11`10"	Kitchen	Main	10`11" x 13`8"
Living Room	Main	23`1" x 15`4"	3pc Ensuite bath	Second	7`1" x 4`11"
4pc Bathroom	Second	7`1" x 4`11"	Bedroom	Second	8`9" x 12`7"
Bedroom	Second	8`8" x 9`3"	Bedroom - Primary	Second	13`3" x 13`10"
4pc Bathroom	Lower	4`8" x 7`6"	Bedroom	Lower	8`0" x 11`4"
Kitchen	Lower	3`7" x 12`3"	Game Room	Lower	13`3" x 12`3"
4pc Bathroom	Basement	4`11" x 7`4"	Bedroom	Basement	10`3" x 11`2"

**Bedroom
Game Room**

**Basement
Basement**

**8`10" x 12`3"
8`10" x 19`0"**

**Kitchen
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**5`4" x 8`10"
9`11" x 11`2"**

Title:
Fee Simple
Legal Desc:

7911048

Zoning:
R-1

Remarks

Pub Rmks: **OPPORTUNITY OF A LIFETIME - 3 LIVING SPACES (2 ILLEGAL SUITES IN BASEMENT) - FULLY RENOVATED - BRAND NEW WINDOWS - 4 LEVEL SPLIT - RIGHT BESIDE A SCHOOL - OVERSIZED ATTACHED GARAGE - LARGE DECK - 2 SEPARATE ENTRANCES - OVER 2160 SQ FT W 6 BEDROOMS & 3 FULL BATHS! This beautifully renovated home offers an ideal setup for first-time buyers or savvy investors. With 2 illegal basement suites, it's an excellent mortgage helper. First-time buyers can benefit from 2 potential rental incomes, while investors can enjoy up to 3 income streams and cashflow potential. Each suite comes with its own full kitchen, separate entrance, and dedicated laundry. Don't miss out on this incredible opportunity!**

Inclusions:
Property Listed By:

**N/A
URBAN-REALTY.ca**

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







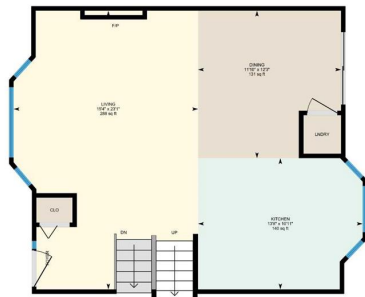






52 Templeby Dr NE, Calgary, AB

Main Floor Exterior Area 633.07 sq ft
Interior Area 602.34 sq ft



PREPARED: 2024/10/04



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

52 Templeby Dr NE, Calgary, AB

2nd Floor Exterior Area 577.20 sq ft
Interior Area 528.22 sq ft



PREPARED: 2024/10/04



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

52 Templeby Dr NE, Calgary, AB

Lower Floor (Below Grade) Exterior Area 483.31 sq ft
Interior Area 427.52 sq ft



PREPARED: 2024/10/04



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

52 Templeby Dr NE, Calgary, AB

Basement (Below Grade) Exterior Area 579.12 sq ft
Interior Area 540.22 sq ft



PREPARED 2024/10/04



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