



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**75 TEMPLEMONT Way #30, Calgary T1Y5K8**

MLS®#: **A2173180**      Area: **Temple**      Listing Date: **10/18/24**      List Price: **\$369,500**  
 Status: **Active**      County: **Calgary**      Change: **-\$9k, 13-Jan**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Corner Lot,Treed**  
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **855**  
 Low Sqft:  
 Ttl Sqft: **855**

DOM

**96**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Townhouse**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Microwave Hood Fan,Washer**  
 Int Feat:  
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	13`8" x 7`11"	Bedroom - Primary	Main	12`4" x 10`3"
4pc Bathroom	Main	8`10" x 4`11"	Living Room	Main	12`8" x 11`10"
Dining Room	Main	7`10" x 9`5"	Kitchen	Main	8`3" x 13`9"
Bedroom	Basement	13`1" x 8`3"	Bedroom	Basement	13`3" x 7`10"
3pc Bathroom	Basement	8`7" x 7`4"	Game Room	Basement	19`0" x 10`3"

Legal/Tax/Financial

Condo Fee:  
**\$495**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **8011514**

Remarks

Pub Rmks: **Located in a great neighborhood, on a quiet street next to a large green space and park, where you will find this charming home. This corner unit features over 1600 sq ft of livable space, The main floor features 2 bedrooms a full bathroom, a living room, a dining room, and an open kitchen. The fully developed basement has 2 good-sized bedrooms, and a rec/living room, followed by a large full bathroom, laundry room, and additional storage area. Enjoy your Summer and fall days in the large fenced-in backyard is a great place for the kids to play or just take some time out of your day to unwind. This hidden gem is located off the main road next to a large green space and park for your quiet enjoyment. Quick access to major bus and travel routes and only Minutes away from all the amenities and shopping as well as schools which makes this a must-see. Book your viewing today!**

Inclusions:  
Property Listed By: **ELECTRIC FIREPLACE  
KIC Realty**

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









