

360 TEMPLESIDE Circle, Calgary T1Y 3L9

MLS®#: **A2175256** Area: **Temple** Listing Date: **10/24/24** List Price: **\$649,999**
 Status: **Active** County: **Calgary** Change: **-\$5k, 15-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1977**
Lot Information
 Lot Sz Ar: **4,004 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,062**
 Low Sqft:
 Ttl Sqft: **1,062**

DOM

40
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Back Lane,Rectangular Lot,Treed**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Metal** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Tile**
 Sewer: Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Electric Stove,Microwave,Washer/Dryer**
 Int Feat: **Granite Counters,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`9" x 9`10"	Kitchen	Main	9`1" x 8`10"
Laundry	Basement	13`7" x 3`3"	Living Room	Basement	11`5" x 11`5"
Bedroom - Primary	Main	13`0" x 10`2"	Bedroom	Main	8`7" x 7`7"
Bedroom	Main	10`11" x 10`2"	Bedroom	Basement	15`11" x 11`8"
2pc Bathroom	Main	4`6" x 4`0"	3pc Bathroom	Main	7`6" x 4`9"
3pc Bathroom	Basement	10`0" x 7`4"	Kitchen	Basement	13`11" x 9`1"
Sauna	Basement	7`4" x 4`11"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7511075

Remarks

Pub Rmks: **OPEN HOUSE - SUNDAY NOV 17,2024 1 PM -3 PM. Excellent Location in Temple, this 5 bedroom, 2.5 bathroom home is perfect for any family with an illegal 2 bedroom basement.. The main floor of this bungalow offers 3 bedrooms, a powder room , a 3 pc bath, living room, dining area and kitchen. The finished basement has Living room,2 more bedrooms, brand new kitchen, seperate laundry, 3 pc bath and a sauna room (As Is) . The back deck is nice and made from composite decking material.. There is a double detached garage in the back . Few of the upgrades in the house are the metal roof, composite decking, granite countertops, seperate laundry for upstairs and basement, and a brand new garage.. Walking distance to Village Square Leisure Centre and Lester B Pearson High School. Close to all amenities with easy access to transit.**

Inclusions:
Property Listed By: **NA
TREC The Real Estate Company**

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









