



THE
A-TEAM

**RE/MAX
FIRST**

6740 TEMPLE Drive, Calgary T1Y 5E6

MLS®#: **A2176418** Area: **Temple** Listing **10/30/24** List Price: **\$549,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$20k, 13-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **4,798 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,238**
 Low Sqft:
 Ttl Sqft: **1,238**

DOM

52
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Wood Frame,Wood Siding**
 Heating: **Standard** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Range,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 4`10"	Dining Room	Main	10`4" x 6`10"
Kitchen	Main	10`3" x 12`0"	Living Room	Main	12`6" x 16`6"
4pc Bathroom	Second	7`4" x 5`0"	Bedroom	Second	8`11" x 9`0"
Bedroom	Second	12`3" x 13`7"	Bedroom - Primary	Second	13`11" x 12`3"
Storage	Second	3`7" x 6`9"	4pc Bathroom	Basement	5`0" x 8`0"
Bedroom	Basement	14`11" x 9`6"	Kitchen	Basement	9`10" x 15`7"
Furnace/Utility Room	Basement	6`0" x 8`0"			

Title: **Fee Simple**
Zoning: **R-C1**
Legal Desc: **8010774**

Remarks

Pub Rmks: **FULLY RENOVATED! ILLEGAL BASEMENT SUITE WITH SIDE ENTRY! HUGE PROPERTY! SEPARATE LAUNDRY! These are some of the features in this FULLY RENOVATED home. It also offers 1774 SQ FT of liveable space, NEW APPLIANCES, FEATURE WALL, OPEN FLOOR PLAN, NEW KITCHENS WITH QUARTZ COUNTERS, NEW FACELIFT OF THE FRONT OF THE HOME, additional parking in the back for our RV or other vehicles. Located in close to schools, shopping centres and transit. This home also coming equipped with a 2 BEDROOM ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE perfect for guests or to rent out! Don't miss this opportunity to call this beautiful house your home!**

Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

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











