



THE
A-TEAM

**RE/MAX
FIRST**

6020 TEMPLE Drive #46, Calgary T1Y 4R5

MLS®#: **A2178560**

Area: **Temple**

Listing Date: **11/11/24**

List Price: **\$344,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 09-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1978**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,065**
Low Sqft:
Ttl Sqft: **1,065**

DOM

40

Layout

Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,See Remarks

Additional Parking,Assigned,Off Street,Plug-In,See Remarks

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Other,Private Entrance,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,No Smoking Home,Quartz Counters,See Remarks,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	24`1" x 21`7"
Kitchen	Main	30`7" x 33`8"
Bedroom - Primary	Second	37`2" x 38`0"
Bedroom	Second	30`4" x 30`1"
4pc Bathroom	Second	25`5" x 16`2"
2pc Bathroom	Basement	14`9" x 19`2"
Furnace/Utility Room	Basement	48`11" x 25`2"

Room	Level	Dimensions
Living Room	Main	44`7" x 43`9"
Dining Room	Main	33`8" x 20`3"
Walk-In Closet	Second	18`7" x 18`7"
Bedroom	Second	31`9" x 25`5"
Game Room	Basement	42`1" x 53`4"
Laundry	Basement	27`8" x 27`4"

Condo Fee:
\$475

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **7910144**

Remarks

Pub Rmks: ****BEST PRICED FULLY DEVELOPED TOWNHOME IN TEMPLE*** Fully Updated & FULLY Developed 3-bedroom, 2-bathroom Home | END UNIT home w/ Private Fenced Yard & No Neighbours Behind | Pet Friendly Complex | Wood Burning Fireplace | WELCOME HOME! We are pleased to present this tremendous home, offering 1,429 sq. Ft. of usable living space! Demonstrating pride-in-ownership throughout. You WILL notice the difference. As you arrive to your new home, you will settle into the sense of privacy - this is an end unit where serenity prevails, backing onto a pathway. Inside you will truly enjoy your tour, and this home will beckon. The updated large kitchen, w/ Quartz countertops is the perfect place to bring friends and family together, while you create memories and meals together. The kitchen has a large eat-in dining area, that is the ideal place to enjoy meals and relax after a long day; or enjoy a games night in! Updated flooring, baseboards and casings throughout this home are stunning, and offer ease of care. The home was also fully painted - making this home feel peaceful and calming! The living room, situated at the back of the home is truly THE perfect sanctuary to enjoy a glass of wine or hot toddy next to your wood burning fireplace. Just wow! Off the living room is access to your PRIVATE backyard, with a BRAND-NEW FENCE (completed this Fall 2024). The backyard is a brilliant oasis to relax in during our wonderful Calgary summers, while you take in the shade from the beautiful mature spruce tree! As an end unit, the backyard is private - offering an exclusive space, peace and tranquility. The backyard comes complete with a storage shed for all your outdoor goods. Heading upstairs THREE bedrooms await you, where you will enjoy plush new carpets, providing the feeling of warmth and luxury during our Calgary winters. A large Primary bedroom is perfectly situated adjacent to the full bathroom. The Primary bedroom has a large walk-in closet, including a custom-made swivel-feature that offers extra storage for your wardrobe. Two additional large bedrooms complete this level of the home where endless possibilities await - rooms for the kids, a home office, yoga retreat, or anything else! This FULLY DEVELOPED home boasts a BRAND NEW professionally developed basement, featuring a recreation room and brand new 2-pc bathroom! This is the perfect place to enjoy movie nights in! The basement offers endless storage options & a large laundry room The newer furnace & newer hot water tank, combined with newer vinyl windows and doors make this home highly energy efficient! The home is truly TURN KEY and ready to move into - there is absolutely nothing left to do! This complex is well-maintained, and your home comes with one assigned parking stall, with the option to rent a second one for just \$20 per month! Your affordable condo fees include all utilities & fees, except electricity and natural gas - making this home affordable for those of varying budgets!**

Inclusions: Swivel shelf in Primary bedroom, Outdoor shed in backyard, Doorbell Camera. Negotiable items: Bench seating in dining room and kitchen table / chairs

Property Listed By: Century 21 Bamber Realty LTD.

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











