



45 TEMPLEMONT Drive, Calgary T1Y 4Z5

MLS®#: **A2178999** Area: **Temple** Listing Date: **11/13/24** List Price: **\$518,800**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)** Finished Floor Area: **801**
 City/Town: **Calgary** Abv Sqft: **801**
 Year Built: **1980** Low Sqft:
 Lot Information Ttl Sqft: **801**
 Lot Sz Ar: **2,690 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Lawn,Low Maintenance Landscape,Level**
 Park Feat: **Double Garage Detached**

DOM

8
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Metal Siding ,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Ext Feat: **Other,Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer Stacked**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`10" x 11`2"	Dining Room	Main	7`4" x 7`2"
Kitchen	Main	9`1" x 9`8"	4pc Bathroom	Main	6`10" x 5`0"
Bedroom - Primary	Main	11`8" x 9`9"	Bedroom	Main	11`9" x 8`3"
Bedroom	Basement	10`10" x 10`11"	4pc Bathroom	Basement	7`2" x 4`11"
Furnace/Utility Room	Basement	7`0" x 7`1"	Kitchen	Basement	12`8" x 3`8"
Game Room	Basement	12`8" x 13`5"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8010929

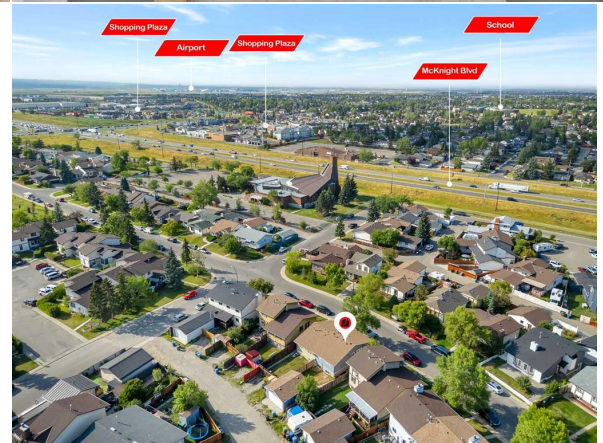
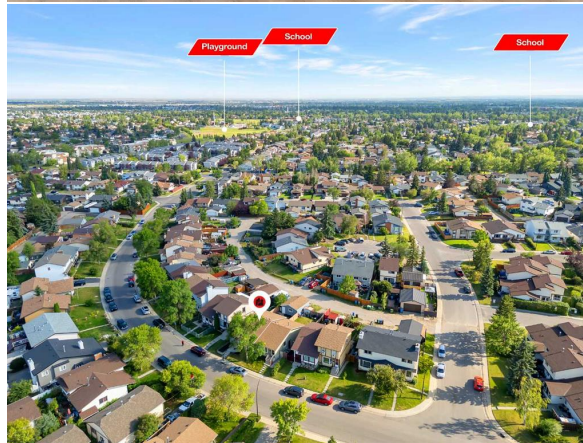
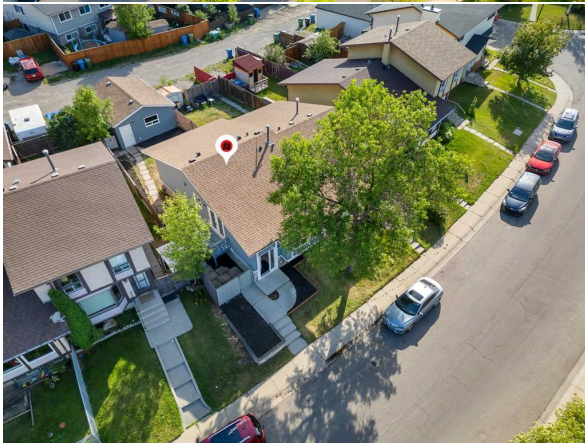
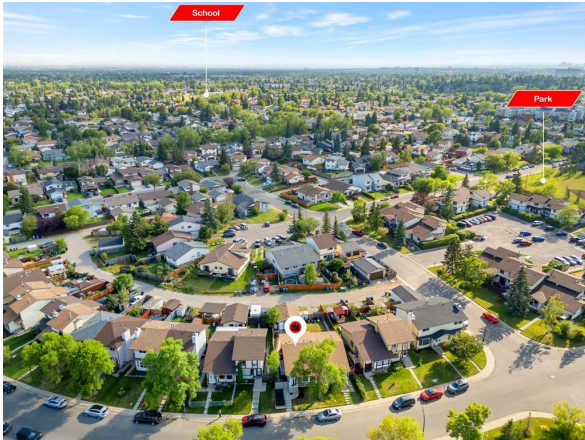
Zoning:
R-C2

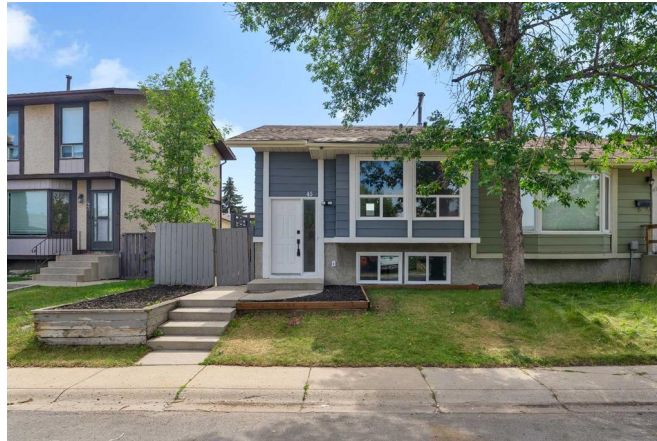
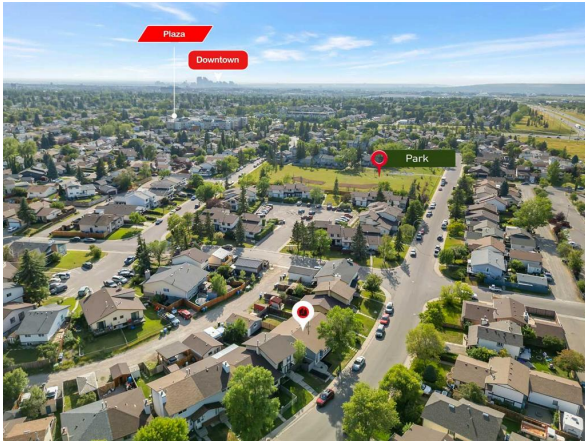
Remarks

Pub Rmks: **ALMOST 1500 SQFT LIVEABLE SPACE - FULLY RENOVATED! ILLEGAL SUITE - NEW: WINDOWS, GARAGE SIDING, APPLIANCES - 3 BEDS, 2 BATHS, BACK YARD/LANE, 2 CAR DETACHED GARAGE - Elegantly designed home with modern NEW fixtures and finishing. The main level begins with a foyer and leads to a living space with large NEW windows that bring in a lot of natural light. The kitchen is complete with all NEW STAINLESS STEEL appliances and upgraded cabinetry. The dining room has deck access and 2 bedrooms and 1 bathroom complete this level. The illegal basement suite has SEPARATE LAUNDRY AND ENTRANCE, 1 bedroom and 1 bathroom. The backyard, 2 car garage and back lane access add convenience to this home and with shops, schools and parks close by this home is in a solid location.**

Inclusions: **Electric Range, Microwave Hood Fan, Refrigerator**
Property Listed By: **Real Broker**

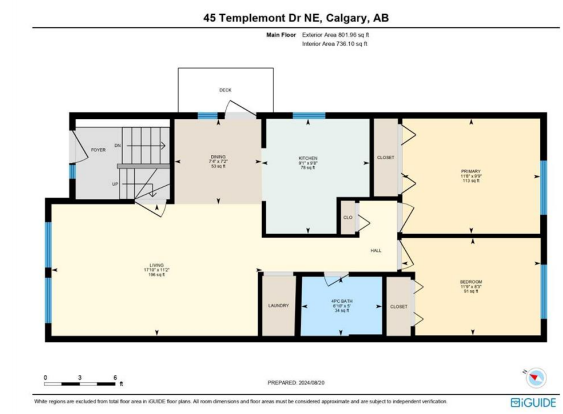
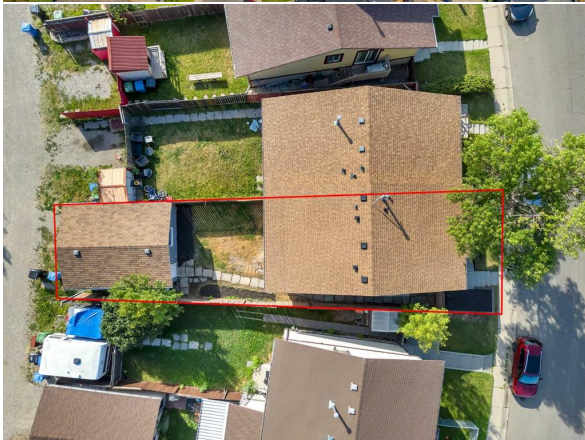
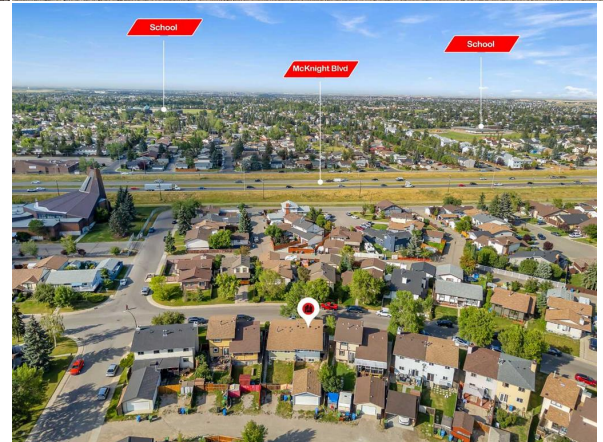
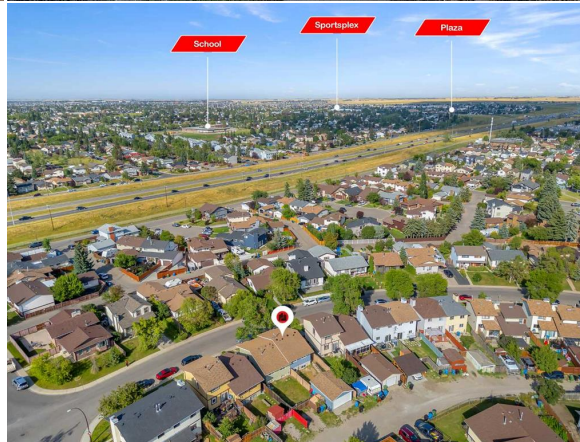
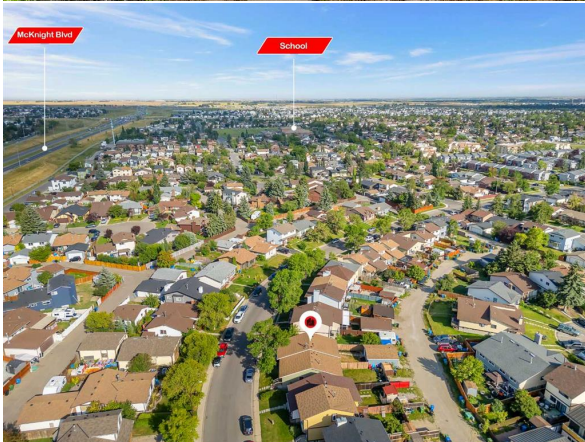
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











45 Templemont Dr NE, Calgary, AB

Basement (Below Grade) Exterior Area 723.83 sq ft
Interior Area 892.05 sq ft



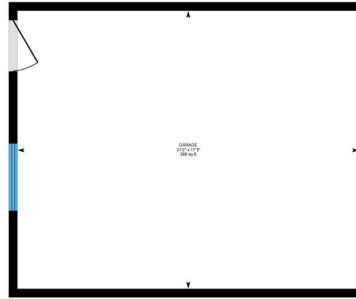
PREPARED: 2024-09-20



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

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Garage Excluded Area 365.84 sq ft



PREPARED: 2024-09-20



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