



THE
A-TEAM

**RE/MAX
FIRST**

199 TEMPLEBY Drive, Calgary T1Y 5N1

MLS® #: **A2180089**

Area: **Temple**

Listing Date: **11/19/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **391 sqft**
Lot Shape:

Access:

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

DOM

32
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Washer**
Int Feat: **Sauna,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`10" x 19`0"
Kitchen	Main	13`3" x 7`1"
Bedroom	Upper	9`2" x 10`5"
2pc Bathroom	Main	0`0" x 0`0"
Family Room	Basement	10`2" x 17`9"

Room	Level	Dimensions
Dining Room	Main	7`8" x 11`11"
Bedroom - Primary	Upper	10`10" x 11`6"
Bedroom	Upper	10`10" x 9`8"
4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8010774

Zoning:
R-CG

Remarks

Pub Rmks: **Amazing 2-storey home located in community of Temple. Main floor has a large living room, kitchen, and a tucked away 2 pc bath. The upper floor has three bedroom including master bedroom and a full bath. The basement is fully finished , it has a dry heat sauna and a family room. The front yard is well maintained and there is a storage shed with the double detached garage. This home is really close to playground, school and transportation. Its a great property for small family, first time home buyer or an investor.**

Inclusions:
Property Listed By: **NA
CIR Realty**

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









