



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**      Finished Floor Area  
 Year Built: **1980**      Abv Sqft: **1,263**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **391 sqft**      Ttl Sqft: **1,263**  
 Lot Shape:

DOM

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

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Hardwood,Linoleum**  
 Sewer:      Water Source:  
 Ext Feat: **Playground,Private Yard**      Fnd/Bsmt: **Poured Concrete**

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

Room Information

| Room                | Level           | Dimensions            | Room                     | Level        | Dimensions            |
|---------------------|-----------------|-----------------------|--------------------------|--------------|-----------------------|
| <b>Living Room</b>  | <b>Main</b>     | <b>10`10" x 19`0"</b> | <b>Dining Room</b>       | <b>Main</b>  | <b>7`8" x 11`11"</b>  |
| <b>Kitchen</b>      | <b>Main</b>     | <b>13`3" x 7`1"</b>   | <b>Bedroom - Primary</b> | <b>Upper</b> | <b>10`10" x 11`6"</b> |
| <b>Bedroom</b>      | <b>Upper</b>    | <b>9`2" x 10`5"</b>   | <b>Bedroom</b>           | <b>Upper</b> | <b>10`10" x 9`8"</b>  |
| <b>2pc Bathroom</b> | <b>Main</b>     | <b>0`0" x 0`0"</b>    | <b>4pc Bathroom</b>      | <b>Upper</b> | <b>0`0" x 0`0"</b>    |
| <b>Family Room</b>  | <b>Basement</b> | <b>10`2" x 17`9"</b>  |                          |              |                       |

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**

















