



THE
A-TEAM

**RE/MAX
FIRST**

6652 TEMPLE Drive, Calgary T1Y5V6

MLS®#: **A2182021** Area: **Temple** Listing Date: **12/04/24** List Price: **\$399,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1980**
Lot Information
 Lot Sz Ar: **2,131 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,143**
 Low Sqft:
 Ttl Sqft: **1,143**

DOM
17
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Lane,Back Yard,Lawn,Low Maintenance Landscape,Interior Lot,Landscaped,Level,Private**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Open Floorplan,Quartz Counters,Recessed Lighting,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`11" x 13`4"	Kitchen	Main	10`1" x 4`10"
Nook	Main	11`6" x 5`8"	2pc Bathroom	Main	4`10" x 4`3"
Bedroom	Upper	13`4" x 12`0"	Bedroom	Upper	11`1" x 8`8"
Bedroom	Upper	9`10" x 7`11"	4pc Bathroom	Upper	7`7" x 6`6"
Family Room	Basement	12`2" x 12`1"	Bedroom	Basement	7`11" x 7`7"
4pc Bathroom	Basement	7`6" x 4`11"	Laundry	Basement	6`3" x 3`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8011431

Zoning:
(M-C1)

Remarks

Pub Rmks:

With many recent renovations and boasting 4 Bedrooms, 3 Baths and nearly 1500 sqft of finished living space, here is the perfect starter home you have been searching for! With NO CONDO FEE (a true rarity in this price point) and your own private backyard! Recent updates include Vinyl planking throughout the main floor, Stainless Steel Appliances as well as quartz countertops, LED pot lights and more. The main floor has a modern kitchen with an ample dining area and a main floor living room that opens onto your private west facing backyard! Upstairs the master bedroom has large windows and 2 closets. There are 2 more bedrooms and full 4 piece bathroom, that complete the upstairs level. The fully developed basement has a 4th bedroom, 4 piece bath and rec room for relaxing after a long day. Your private backyard benefits from the all important sunny west exposure, perfect for evening BBQ's for family and friends. There are 2 private parking stalls and space for a future garage. This is a premiere NE location with quick access to Stony Trail, 68 St and 16th Ave as well as walking distance to Elementary and Middle Schools. Quick possession available! Book your private showing today!

Inclusions:

None

Property Listed By:

2% Realty

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







