



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**45 TEMPLEMONT Drive, Calgary T1Y 4Z5**

MLS® #: **A2182403**      Area: **Temple**      Listing Date: **12/05/24**      List Price: **\$514,800**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**      Finished Floor Area  
 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

**16**  
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:      Water Source:  
 Ext Feat: **Other,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 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**

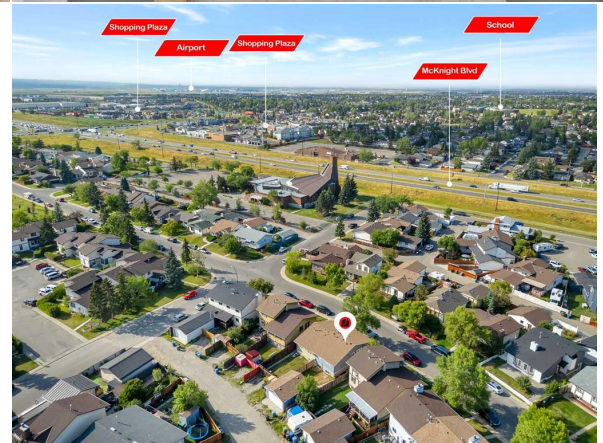
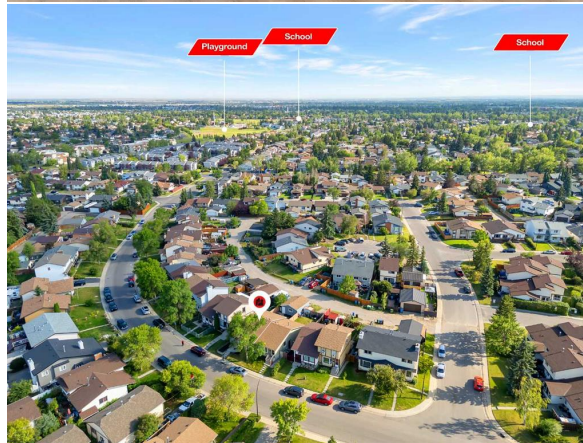
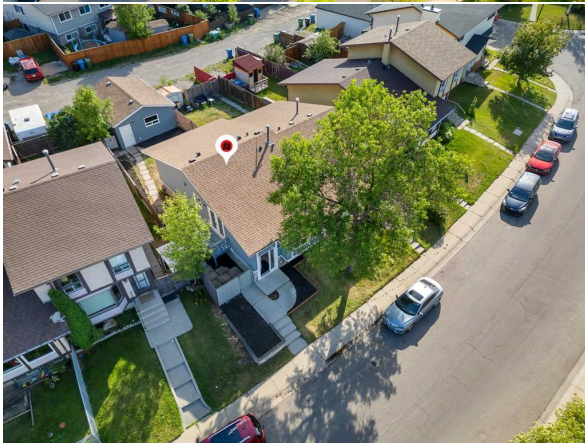
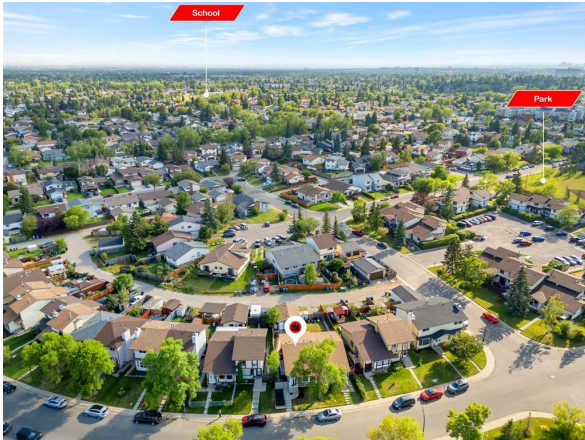
Zoning:  
**R-C2**

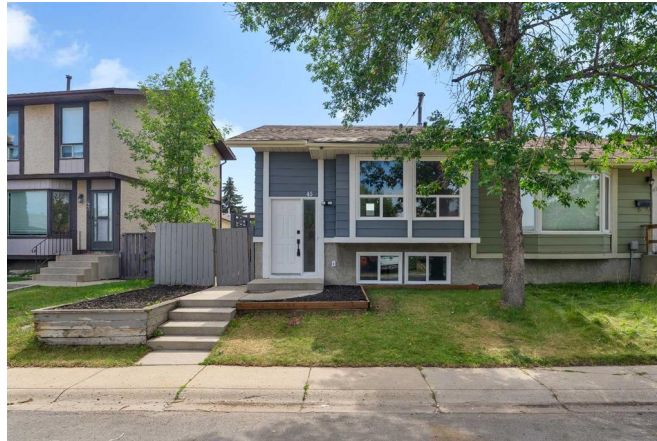
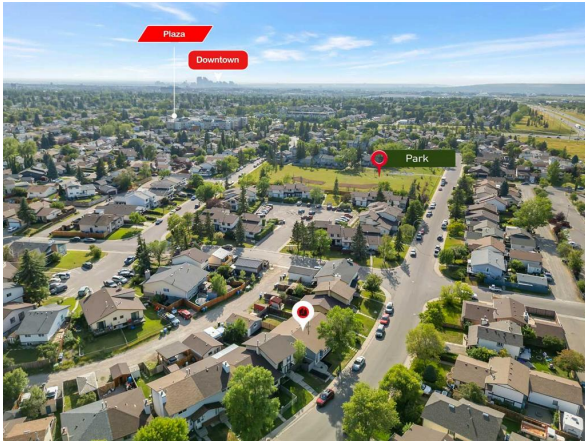
Remarks

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**

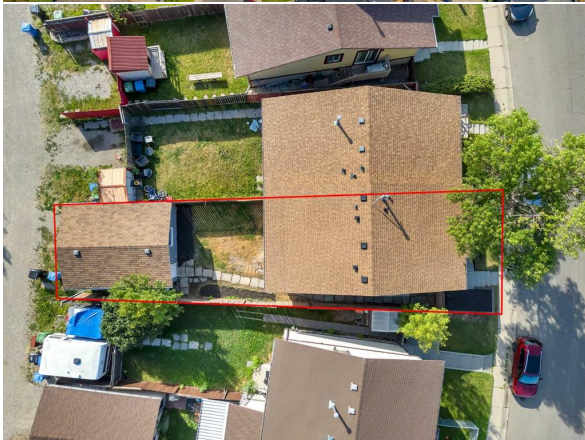
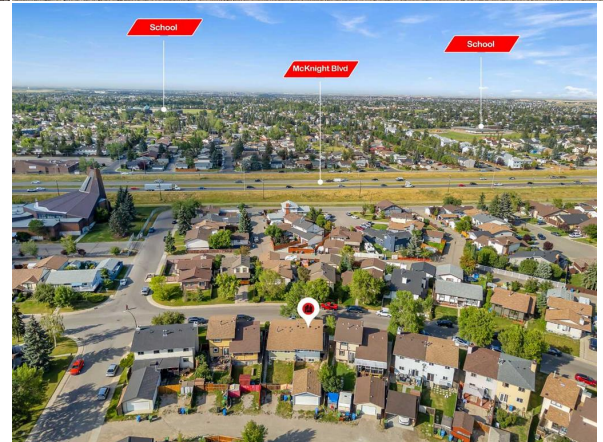
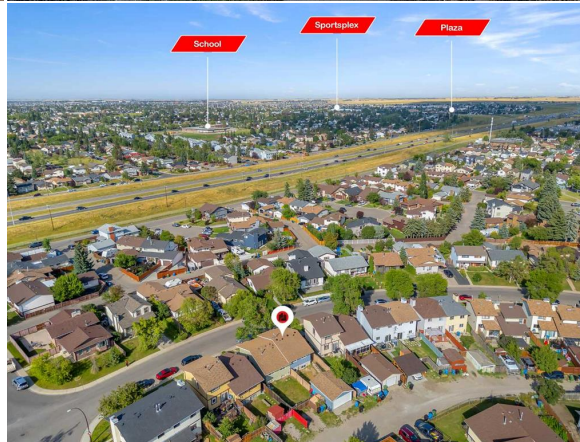
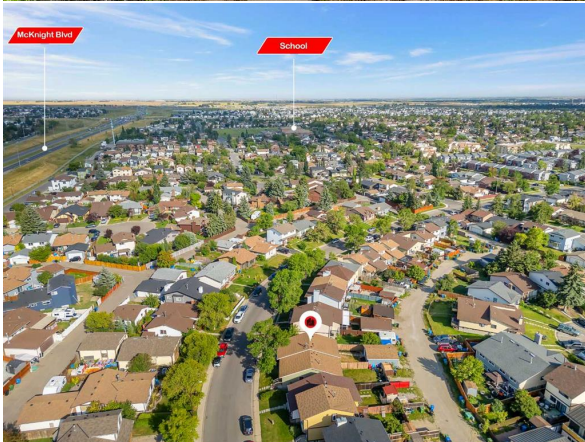
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**45 Templmont Dr NE, Calgary, AB**  
 Main Floor: Lower Area 501.36 sq ft  
 Upper Area 736.15 sq ft

0 3 6  
 PREPARED: 2024/08/20  
 E|GUIDE

Water regions are excluded from total floor area in E|GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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



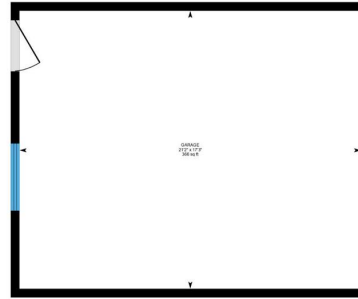
PREPARED: 2024-08-29



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: 2024-08-29



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