



THE A-TEAM

RE/MAX FIRST

3 TEMPLEBY Way, Calgary T1Y 5N7

MLS@#: A2182915 Area: Temple Listing Date: 12/11/24 List Price: \$470,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Semi Detached (Half Duplex)
City/Town: Calgary
Year Built: 1981
Lot Information
Lot Sz Ar: 2,443 sqft
Lot Shape:
Access:
Lot Feat: Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Park Feat: Alley Access, Double Garage Detached, Garage Door Opener

DOM

10
Layout
Beds: 3 (3)
Baths: 2.0 (2 0)
Style: 2 Storey, Side by Side
Parking
Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Private Yard
Construction: Wood Frame
Flooring: Ceramic Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: No Animal Home, No Smoking Home, Quartz Counters, See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, and Bedrooms with their respective levels and sizes.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8010774**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Welcome to 3 Templeby Way NE. Turn key property located in Temple. Ideal for a growing Family, First time home buyer or savvy Investor. 3 bedroom | 2 bathroom | Duplex | Double Car Garage . Recently updated with New paint and Vinyl plank flooring. Features updated kitchen with stainless steel appliances. Upper floor has 3 generous bedrooms with full bathroom. Basement is fully finished with family room and full bath. Large Double Detached Garage (2019). Great location to Schools, Daycares, Shopping and all other amenities. Book a showing today!**

Inclusions:  
Property Listed By: **N/A  
Grand Realty**

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







