



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5312 TEMPLE Road, Calgary T1Y3B2**

MLS® #: **A2184442**

Area: **Temple**

Listing Date: **12/23/24**

List Price: **\$399,000**

Status: **Pending**

County: **Calgary**

Change: **-\$26k, 09-Jan**

Association: **Fort McMurray**



General Information

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

City/Town: **Calgary**  
Year Built: **1978**

Lot Information  
Lot Sz Ar: **3,595 sqft**  
Lot Shape:

Access:  
Lot Feat: **Back Lane,Back Yard,Front Yard**  
Park Feat: **220 Volt Wiring,Alley Access,Double Garage Detached,Insulated,Oversized,Rear Drive**

Finished Floor Area  
Abv Sqft: **721**  
Low Sqft:  
Ttl Sqft: **721**

DOM

**30**  
Layout  
Beds: **3 (2 1 )**  
Baths: **1.5 (1 1)**  
Style: **Bi-Level,Side by Side**

Parking  
Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Brick,Vinyl Siding,Wood Siding**  
Flooring: **Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	36`11" x 34`2"
Dining Room	Main	39`4" x 29`6"
Living Room	Main	41`10" x 38`10"
Entrance	Main	22`2" x 9`10"
Bedroom	Lower	37`9" x 34`9"
1pc Bathroom	Lower	44`10" x 27`4"

Room	Level	Dimensions
Bedroom	Main	31`5" x 28`2"
4pc Bathroom	Main	25`2" x 15`10"
Kitchen	Main	26`10" x 25`2"
Game Room	Lower	63`2" x 35`10"
Den	Lower	26`3" x 26`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7511075**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **LOWEST PRICED SEMI-DETACHED HOME WITH DOUBLE GARAGE IN CALGARY! OPPORTUNITY KNOCKS. Half Duplex Bi Level with 2+1 Bedroom and 1.5 Baths and Extra Large Detached Garage/Shop. Total Three Bedrooms Plus Den. Two Bedroom Main Level. Patio Doors to Rear Deck. Upgrades to Kitchen and Bathroom. Partially Finished Lower Level. House has some nice features, but needs complete cleaning and painting. Also some woodpecker holes in wooden siding. Would clean up nicely and make a nice home. Complete with all Appliances. Huge Oversized Double Garage/Shop with Paved Rear Lane Access. Quick Possession Available.**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX Complete Realty**

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

















