



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**412 TEMPLESIDE Circle, Calgary T1Y 4K9**

MLS®#: **A2186380**      Area: **Temple**      Listing Date: **01/13/25**      List Price: **\$400,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1978**  
Lot Information  
 Lot Sz Ar: **2,497 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,245**  
 Low Sqft:  
 Ttl Sqft: **1,245**

DOM

**19**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**  
 Park Feat: **Off Street,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Stucco,Wood Siding**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Ceiling Fan(s),Laminate Counters**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 10`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`4" x 7`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 9`11"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>8`0" x 0`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`8" x 9`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`8" x 24`11"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`11" x 22`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`6" x 10`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`3" x 11`11"</b>
<b>5pc Bathroom</b>	<b>Second</b>	<b>6`11" x 8`3"</b>
<b>Laundry</b>	<b>Basement</b>	<b>6`3" x 12`6"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**M-CG d44**

**7810288**

Remarks

Pub Rmks:

**Welcome to 412 Templeside Circle NE, a charming triplex home with no condo fees, offering 1,251 square feet of comfortable living space in Calgary's desirable Temple neighborhood. The main floor features a bright and spacious living room, a functional kitchen, a dining area, and a convenient two-piece bathroom, perfect for everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms and a well-appointed five-piece bathroom, ideal for a growing family. The partially finished basement includes an additional bedroom and a utility room, offering flexibility to suit your needs. Off-street parking adds convenience to this impressive home. Situated in the family-friendly Temple subdivision, this property is close to schools, parks, and various amenities, making it an excellent choice for families or first-time buyers. Don't miss the opportunity to make this house your new home—schedule a viewing today!**

Inclusions:  
Property Listed By:

**All appliances listed under appliance section  
PropZap Realty**

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









