



THE
A-TEAM

**RE/MAX
FIRST**

59 TEMPLEMONT Road, Calgary T1Y 5A3

MLS®#: **A2187930**

Area: **Temple**

Listing Date: **01/16/25**

List Price: **\$489,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

City/Town: **Calgary**
Year Built: **1979**

Lot Information
Lot Sz Ar: **2,895 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Corner Lot,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **Off Street**

Finished Floor Area
Abv Sqft: **906**
Low Sqft:
Ttl Sqft: **906**

DOM

16
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level,Side by Side**

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

Utilities and Features

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

Construction: **Metal Siding**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer**
Int Feat: **Open Floorplan,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`3" x 10`11"
Kitchen	Main	8`5" x 7`11"
Bedroom	Main	14`7" x 8`11"
Eat in Kitchen	Lower	8`9" x 7`0"
Bedroom	Lower	11`11" x 9`5"
3pc Bathroom	Lower	0`0" x 0`0"
Laundry	Lower	8`7" x 5`8"

Room	Level	Dimensions
Dining Room	Main	11`4" x 11`2"
Bedroom - Primary	Main	14`7" x 10`0"
Family Room	Lower	18`2" x 9`11"
Bedroom	Lower	10`2" x 8`10"
4pc Bathroom	Main	0`0" x 0`0"
Laundry	Lower	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

7910737

Zoning:
R-CG

Remarks

Pub Rmks: **Vacant for immediate possession. Bilevel fully Developed 4 Bedrooms, 2 Full Bath, 2 Large Living rooms, 2 Kitchens, Corner Fire Place in the Living room, corner lot with Illegal suite down. Brand New kitchen, Newer Flooring, New Carpets, New lightings, Some New Appliances, Freshly painted, 2 Laundry areas, Fire place, Quartz counters and much more. Superb location, close to all amenities. Please view all the photos to get the full glimpse of this home.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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







