



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**414 TEMPLEVIEW Drive, Calgary T1Y 4L2**

MLS®#: **A2188499**      Area: **Temple**      Listing Date: **01/17/25**      List Price: **\$519,900**  
 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: **1978**  
 Lot Information  
 Lot Sz Ar: **2,497 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
 Park Feat: **Off Street**

Finished Floor Area  
 Abv Sqft: **1,148**  
 Low Sqft:  
 Ttl Sqft: **1,148**

DOM

**5**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **4**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Standard**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Concrete,Stone,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`6" x 6`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`4" x 4`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`4" x 16`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`4" x 11`4"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>5`3" x 6`0"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>7`10" x 6`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>7`11" x 10`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`3" x 11`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`3" x 13`11"</b>	<b>4pc Ensuite bath</b>	<b>Basement</b>	<b>7`9" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`0" x 11`11"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>9`3" x 6`8"</b>
<b>Game Room</b>	<b>Basement</b>	<b>13`0" x 8`10"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`5" x 6`7"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**M-CG**

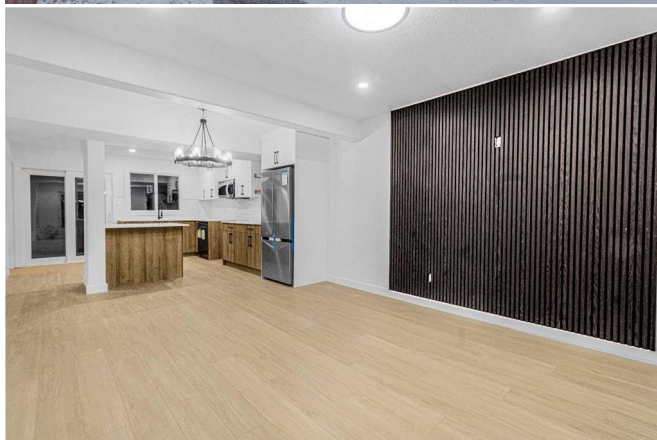
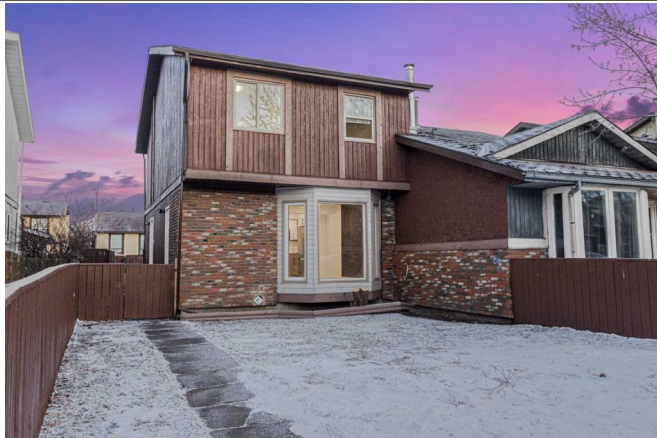
**7711020**

Remarks

Pub Rmks: **This stunning 4-bedroom, 4-bathroom duplex offers modern living at its finest! Perfect for first-time homebuyers or savvy investors, this property features an illegal basement suite with a separate entrance, providing endless potential. No expense was spared in the renovations, boasting feature walls, brand-new appliances, vinyl windows, and a new water tank. Relax and unwind in your private hot tub, making this home a true oasis. Conveniently located in Temple, this home is close to schools, parks, shopping, and transit. Don't miss this rare opportunity—schedule your viewing today!**

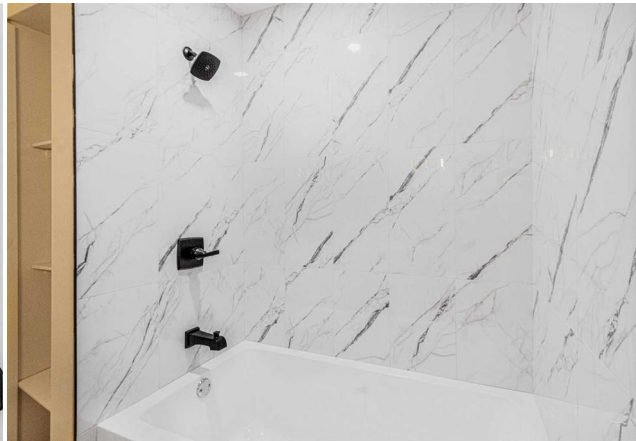
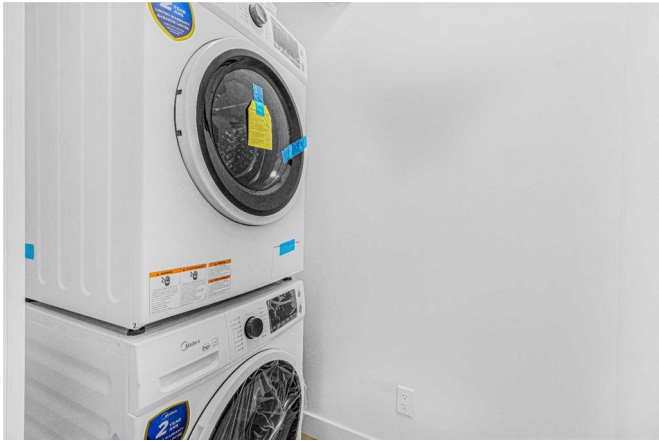
Inclusions:  
Property Listed By: **N/A**  
**URBAN-REALTY.ca**

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

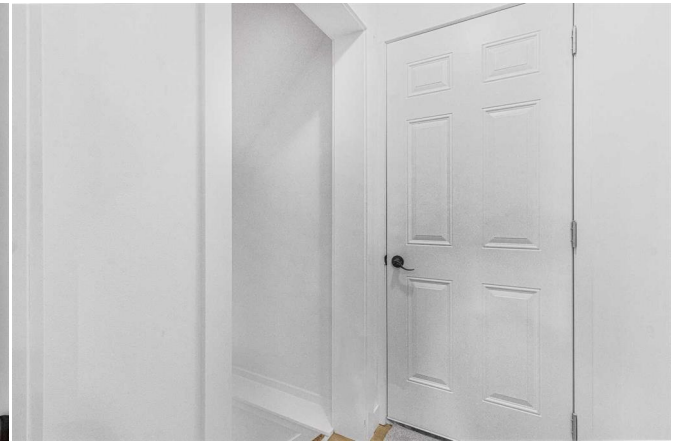
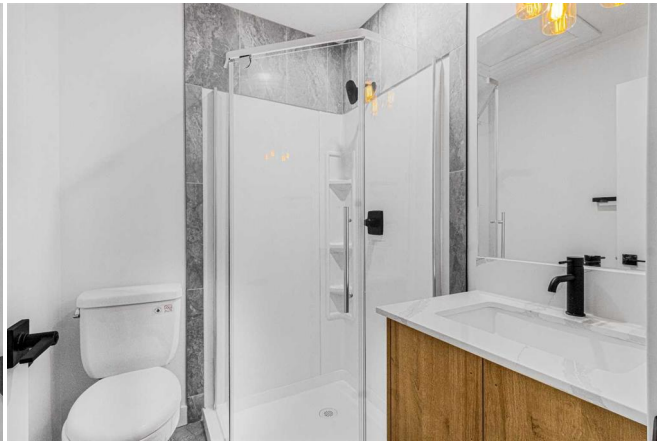
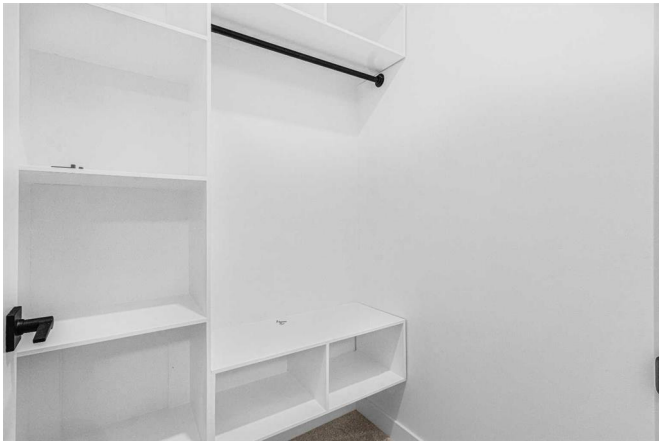
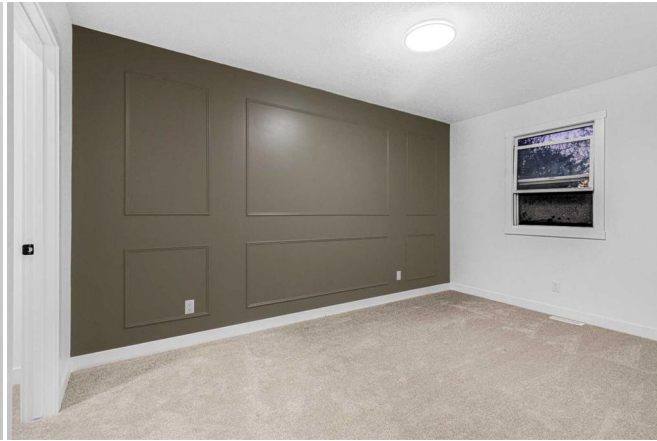






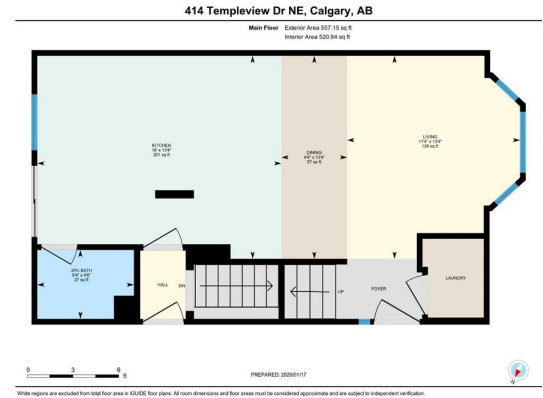




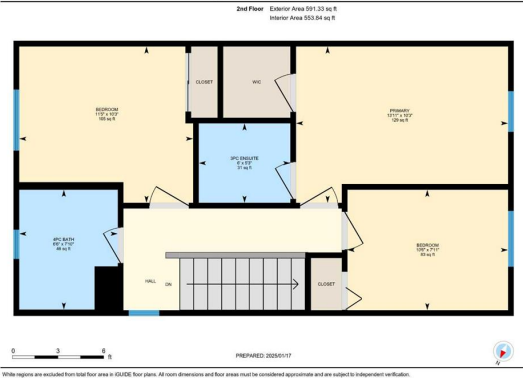








**414 Templeview Dr NE, Calgary, AB**



**414 Templeview Dr NE, Calgary, AB**

