



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**153 TEMPLEMONT Drive, Calgary T1Y4Z8**

MLS®#: **A2191867**      Area: **Temple**      Listing Date: **02/05/25**      List Price: **\$449,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$35k, 21-Feb**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1979**  
Lot Information  
 Lot Sz Ar: **2,884 sqft**  
 Lot Shape: **13.70m X 30.66m**

Finished Floor Area  
 Abv Sqft: **605**  
 Low Sqft:  
 Ttl Sqft: **605**

DOM

**17**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **Bi-Level**

Parking

Ttl Park: **0**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Lawn,Street Lighting**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Wood Frame**  
 Flooring: **Carpet,Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`10" x 3`9"	Living Room	Main	16`0" x 11`9"
Dining Room	Main	16`0" x 10`9"	Kitchen	Main	10`1" x 7`2"
2pc Bathroom	Main	4`10" x 4`8"	Bedroom - Primary	Basement	12`7" x 11`8"
4pc Bathroom	Basement	7`8" x 5`0"	Bedroom	Basement	12`8" x 9`0"
Laundry	Basement	4`11" x 3`9"	Furnace/Utility Room	Basement	9`3" x 3`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7910737**

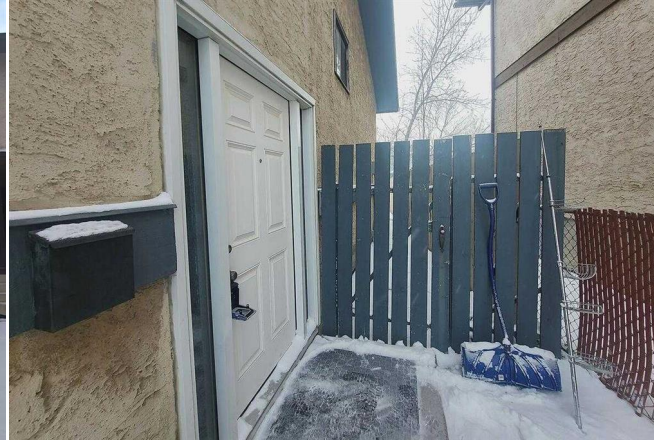
Zoning:  
**R-CG**

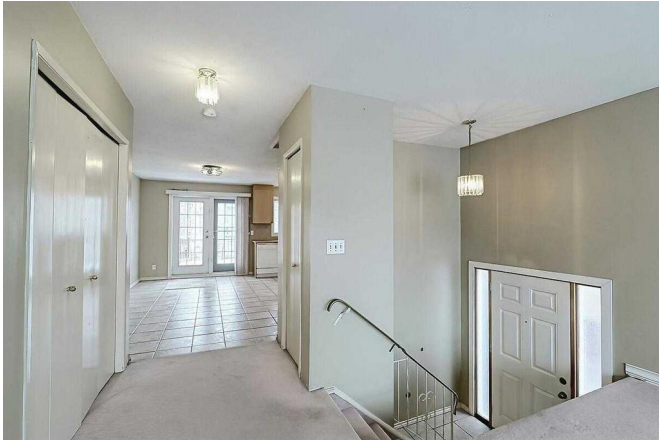
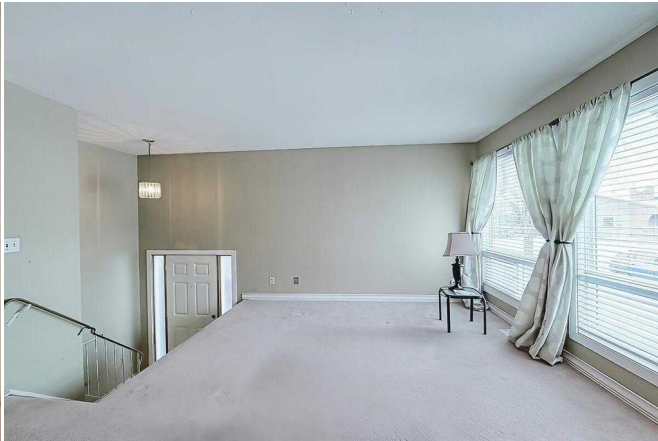
Remarks

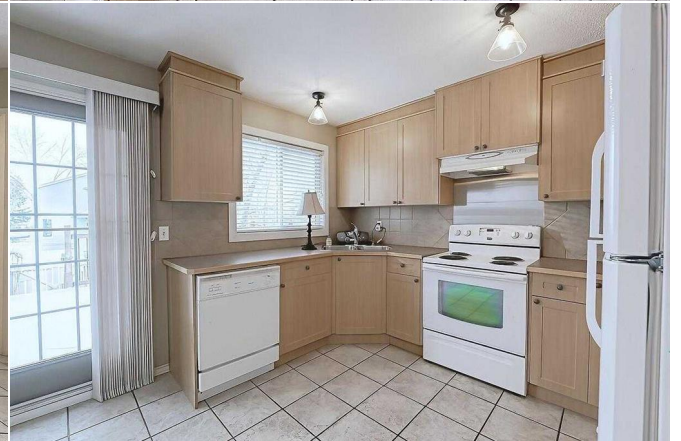
Pub Rmks: **Detached single family Bi-level home in the heart of Temple. Bright open entrance to formal living room with corner fireplace and large windows. Main floor two piece bathroom and formal dining room with ceramic tile flooring. Full kitchen package with dual sink, tiled backsplash and lots of cabinet space. Back doors onto South facing oversized deck. Two bedrooms downstairs including laundry, storage and a four piece bathroom. Back gate is hinged and potential for private off street parking. No smoking or pets. Vacant, clean and well maintained. Please see full Virtual Tour.**

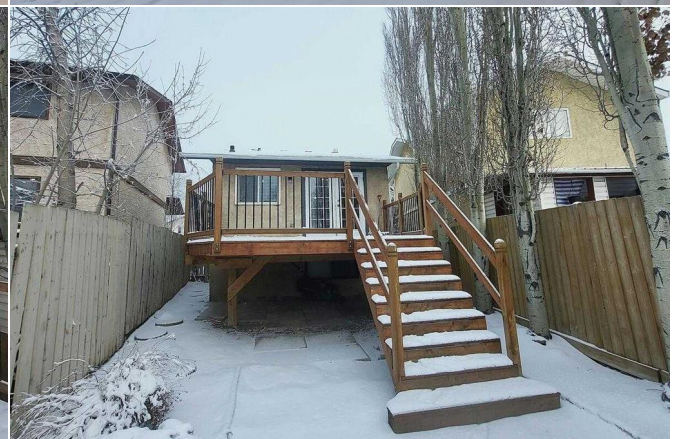
Inclusions:  
Property Listed By: **N/A**  
**RE/MAX Realty Professionals**

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











153 Templament Dr NE, Calgary, AB  
153 Templament Dr NE, Calgary, AB T1Y 4Z8



Address: 153 Templament Dr NE, Calgary, AB T1Y 4Z8  
Property Style: Detached/3rd-Level  
Resale: Gray/Garage  
Quality: N/A/MAAX Realty Professionals  
Market Value: 695,96 vs 675,000  
Estimate: 524.43 vs 618.72 m<sup>2</sup>  
RECO: 695.96 vs 675.00 m<sup>2</sup>

Disclaimer: This information is provided for informational purposes only and is not intended to constitute an offer of real estate services. The information is based on the best available information at the time of publication and is subject to change without notice. The information is not intended to be used as a basis for investment decisions. The information is not intended to be used as a basis for investment decisions. The information is not intended to be used as a basis for investment decisions.