



THE
A-TEAM

**RE/MAX
FIRST**

208 TEMPLE Close, Calgary T1Y 3B6

MLS®#: **A2203278**

Area: **Temple**

Listing Date: **03/20/25**

List Price: **\$525,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 03-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1976**

Lot Information

Lot Sz Ar: **4,004 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,074**

Low Sqft:

Ttl Sqft: **1,074**

DOM

16

Layout

Beds: **6 (5 1)**

Baths: **3.0 (3 0)**

Style: **Bi-Level**

Parking

Ttl Park: **5**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane**
Park Feat: **Off Street, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Concrete, Vinyl Siding, Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dryer, Electric Range, Refrigerator, Washer**

Int Feat: **Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**
Zoning: **R-CG**

Legal Desc: **7511075**

Remarks

Pub Rmks: **This 1074 sq ft bi-level with a fully developed basement offers remarkable potential for those with an eye for opportunity. Featuring 7 bedrooms and 3 full**

bathrooms—including a convenient ensuite in the primary bedroom—this spacious home is primed for flexible living arrangements. An attached single garage at the back adds practicality and value. Nestled in the well-established community of Temple, this property is minutes from schools, parks, and essential amenities. While the home could use some updates, its solid structure and versatile layout make it an appealing choice for those looking to maximize value. Whether you're seeking a project or envisioning new possibilities, this is one you won't want to miss!

Inclusions:

Property Listed By:

n/a

eXp Realty

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



