



THE
A-TEAM

**RE/MAX
FIRST**

56 TEMPLEWOOD Road, Calgary T1Y 4G9

MLS®#: **A2204285**

Area: **Temple**

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

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 14-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1979**
Lot Information
Lot Sz Ar: **6,146 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,554**
Low Sqft:
Ttl Sqft: **1,554**

DOM

29
Layout
Beds: **6 (3 3)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Garden,See Remarks**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Garden**

Construction: **Brick,Metal Siding ,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer**
Int Feat: **Beamed Ceilings,Bookcases,Built-in Features,High Ceilings,See Remarks,Separate Entrance,Skylight(s),Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`11" x 13`2"
Kitchen	Main	11`5" x 17`11"
Living Room	Main	18`0" x 13`5"
4pc Bathroom	Second	11`2" x 5`0"
Bedroom	Second	9`0" x 10`9"
Bedroom - Primary	Second	11`4" x 14`11"
Kitchen	Lower	9`9" x 12`9"

Room	Level	Dimensions
Foyer	Main	5`5" x 12`3"
Laundry	Main	5`8" x 9`7"
Sunroom/Solarium	Main	10`11" x 11`11"
4pc Ensuite bath	Second	5`0" x 9`6"
Bedroom	Second	10`7" x 9`6"
4pc Bathroom	Lower	8`1" x 5`1"
Game Room	Lower	19`4" x 13`0"

Bedroom
Bedroom
Furnace/Utility Room

Basement
Basement
Basement

17`11" x 12`3"
9`6" x 11`8"
7`0" x 9`3"

Bedroom
Storage

Lower
Basement

10`11" x 11`2"
8`0" x 8`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7810494

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to a rare find that beautifully blends spacious family living with impressive income potential. This thoughtfully updated home boasts nearly 3,000 sq ft of developed space, making it the perfect choice for multi-generational families, savvy investors, or anyone seeking flexible living options. Currently generating \$2,000/month in rental income from 3 rented rooms, this home is already working for you! Inside, you'll find 6 large bedrooms, 3 full bathrooms, and soaring high ceilings that create a light and open atmosphere throughout. The heart of the home features a stunning solarium—a bright, sun-soaked retreat that opens to the spacious, private backyard, ideal for relaxing or entertaining. There is also plenty of room in the big backyard for a potential second suite, offering even more income-generating opportunities or additional living space. Downstairs, a fully self-contained walkout basement offers its own private entrance, complete with separate laundry, a full bathroom, and a well-equipped kitchen featuring modern white counters and a stylish smart white backsplash. Perfect for extended family, tenants, or an independent illegal-suite setup. You'll appreciate the attention to detail in the \$100,000 worth of renovations over the past five years, including a 7-foot treated fence that enhances both privacy and curb appeal. This corner lot offers abundant parking for up to 8 vehicles, making it convenient for multiple tenants or larger families. For hobbyists or storage lovers, the insulated 22' x 24' garage offers ample room for vehicles, tools, and workspace. Located close to parks, schools, shopping, and public transportation, this home checks all the boxes for location, lifestyle, and long-term value.**

Inclusions:
Property Listed By: **Refrigerator, Stove, Range Hood Fan
eXp Realty**

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









