

5611 Temple Drive NE
Calgary, Alberta

MLS # A2263006



\$500,000

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,584 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

Investor Alert!!! Ideal location with secondary suite potential in the basement!!! Unbeatable value for this spacious 5 bedroom home in Temple located one minute away from a strip mall and less than 10 minutes away from the LRT, Village Square Leisure Center, Sunridge Mall and Marlborough Mall with easy access to 52nd Street, 36th Street, and all the businesses and restaurants on 32nd Avenue. The main level features a spacious living room with a fireplace, a private dining room, laundry room, half bathroom and kitchen with a south facing window that lets in natural daylight. All bedrooms in the home feature large walk-in closets. The upper level features two bedrooms and a master bedroom with an ensuite bathroom while the lower level features a spacious living space, two bedrooms, utility room(s), and a full bath. The tankless water heater and furnace were both replaced in 2014 and the roof on the home/garage was replaced three years ago. The backyard is spacious with a double detached garage and a south facing deck, perfect for relaxing and entertaining on sunny days or a garden! Please use ShowingTime in order to book a showing and please be aware of the cats which are friendly and will generally avoid people. Act now before it's too late!