

**274 Templeview Way NE**  
**Calgary, Alberta**

**MLS # A2305342**



**\$429,900**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	900 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Storage		

**Inclusions:** NA

Fantastic Opportunity for First-Time Buyers or Investors! Welcome to this bright and charming attached home nestled in the well-established community of Temple. Step inside to a functional and inviting layout featuring a formal entrance that leads up to the spacious living room featuring a cozy gas fireplace and a formal dining area. The kitchen is complete with a custom built in storage cabinet, anew cabinetry, stainless steel appliances and an oversized window bringing in loads of natural light. A renovated bathroom and 2 bedrooms complete this space. The secondary bedroom leads to the sunroom through to the deck and fully fenced, private backyard. A private oasis perfect for summer entertaining, gardening, or relaxing in the sun. Relax in the finished basement where you will find a large rec room, a large bedroom, 3 pc bathroom, laundry and lots of storage. Conveniently located within walking distance to schools, playgrounds, and local amenities. This is a wonderful opportunity you don't want to miss &mdash; book your showing today!