

68 Templegreen Bay NE
Calgary, Alberta

MLS # A2310286



\$450,000

Division:	Temple		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	896 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Pie Shaped Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: N/A

Tucked away in a quiet cul-de-sac next to Templegreen Park, this updated bi-level half-duplex features a beautiful layout with a basement SUITE (illegal) and stable, long-term tenants who wish to stay. The upper level impresses with gorgeous vaulted ceilings, cozy fireplace, tasteful updated flooring, a neutral colour palette, two spacious bedrooms, and a full four-piece bathroom. Downstairs, a shared laundry room leads to the separate entrance for the modern lower suite (illegal) with heated floors! The bright, raised basement with large windows, features flat ceilings, newer flooring, abundant natural light, an open-concept kitchen and living area, two more bedrooms, a second four-piece bathroom, and bonus under-stair storage. Owner and tenants will love the extensive sound-proofing measures and separate electric panels. Outdoor features include a beautiful mature tree that shades the front yard and keeps things cool, a tidy rear yard with a cozy fire pit, and a spacious paved back alley with plenty of space along the fence line. 2 off-street parking spaces in the front yard ad extra convenience. Everyone will be excited to live next to fantastic Templegreen park - with baseball diamond, tennis courts, soccer fields and the Temple community centre – an extremely attractive location for owners and tenants alike. Come and make this the home or investment (or both!) of your future.