

**65 Templemont Road NE**  
**Calgary, Alberta**

**MLS # A2211693**



**\$479,000**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	998 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Basement: Range Hood, Electric Stove, Refrigerator

**4 BEDS | 2 BATHS | NORTH FACING | CORNER LOT | SINGLE GARAGE | LOW PRICE** | Discover the perfect blend of comfort and convenience in this charming 4-bedroom, 2-bathroom home nestled in a vibrant Calgary neighborhood. This welcoming corner lot offers a fenced yard that ensures privacy and a safe play area for kids or pets, alongside a tidy single car garage. Step inside to find a well-maintained interior featuring an inviting illegal basement suite that presents a lucrative opportunity for rental income or a cozy hideaway for guests. Each bedroom, including a spacious primary bedroom, boasts ample natural light and storage, crafting a serene retreat from the busy world outside. The heart of the home, the kitchen, overlooks the bustling neighborhood, offering a warm space to cook and connect. Adjacent to this, the living area provides a relaxing backdrop for family gatherings and quiet evenings alike. Location is key, and this home is perfectly placed. Just a stroll away, you can catch a bus at the 44th Avenue NE Station, or pick up groceries at Ok General Foods. The close proximity to Yoel Secondary School makes this an ideal spot for families. Outdoor enthusiasts and social butterflies will appreciate the local parks and community centers that host activities year-round. Whether you're investing for the future or looking for a place to call your own, this property promises both potential and peace of mind in a friendly neighborhood. Delight in the thought that this could be your next home sweet home.