

**6736 43 Avenue NE**  
**Calgary, Alberta**

**MLS # A2172100**



**\$499,999**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	914 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NONE

Welcome to the beautiful & amenities full community of Temple northeast Calgary. This RARE FIND Semi detached & Bi Level house comes with 4 Bedrooms, Basement Suite (illegal) & a back Car garage, very close to the School, bus stop, Plaza & many more. Upon entering, you're greeted by a great sized Living area with ample windows adjoining a decent sized Dining area. The fully renovated kitchen comes with the stainless steel appliances. On this floor you will get 2 very good sized bedrooms along with the decent sized windows in it & a 4 Piece Bathroom. Basement has a separate entrance & comes with 2 Bedrooms, 1 Full bathroom, separate laundry & a fully renovated kitchen with a good sized Living & a Dining area. This house comes with a good sized Back Car Garage & this beautifully renovated house sits on a corner lot with lots of yard space. Just minutes away from all the amenities, you can own this house just under \$500 k. Book your showings Today!!