

6736 43 Avenue NE
Calgary, Alberta

MLS # A2172100



\$499,999

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

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