

**40 Templeridge Crescent NE
Calgary, Alberta**

MLS # A2176013



\$419,900

Division:	Temple		
Type:	Residential/Duplex		
Style:	4 Level Split, Side by Side		
Size:	905 sq.ft.	Age:	1978 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Storage		

Inclusions: N/A

OPEN HOUSE THIS SATURDAY 12-2PM Beautifully renovated and ideally situated directly across from Temple Green Park, this spacious home boasts over 1,200 sq ft of thoughtfully developed living space. Inside, you'll be greeted by gleaming hardwood floors, a large bay window, a slate wood-burning fireplace, and modern pot lighting. Fresh paint lends a bright feel throughout. The kitchen shines with granite countertops, freshly painted cabinetry, a convenient breakfast bar, and new stainless steel appliances, including a fridge and dishwasher. Upstairs, two generous bedrooms await, with the primary suite featuring additional pot lights and a walk-in closet. The main bathroom has been tastefully updated for a modern touch. The fully finished basement offers large windows, a cozy family room, an updated half bathroom, new baseboards/casing, and a laundry/mechanical room with a new washer and dryer. Outside, enjoy a low-maintenance, fully fenced backyard with a garden and a single garage. With central air conditioning and updated shingles, this home truly stands out—don't miss the opportunity!