

35, 12 Templewood Drive NE
Calgary, Alberta

MLS # A2176579



\$350,000

Division:	Temple		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,163 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Asphalt, Assigned, Leased, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Few Trees, Garden, Low Maintenance Landscape, La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 443
Basement:	Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: All window coverings, fridge, electric stove, washer/dryer

INVESTOR ALERT!!!! This is your chance to own one of the most affordable, suited-end-unit townhouses in all of Calgary, located in the desirable community of Temple. This property features a three-bedroom, two-storey main unit and an illegal basement studio suite that serves as a perfect mortgage helper or provides extra rental income. This home had key updates completed in 2018, including a new furnace and hot water tank, a refreshed main floor kitchen with modern cabinetry and sleek stainless-steel appliances, and a stylish subway tile backsplash, and the bathrooms feature new tilework and updated fixtures. The bright studio illegal suite has a common dining/living area, kitchen with full size appliances, and dedicated laundry. The fully fenced backyard has been thoughtfully designed for easy maintenance, featuring a large patio area ideal for outdoor dining and relaxation. Artificial turf ensures a green look year-round, and a secure storage shed provides extra space for your belongings. The layout of the yard is perfect for children, pets, or simply enjoying a private retreat. The property also has two parking spaces conveniently located near the back entrance. This setup is perfect for generating income or as a living option for the owner while renting out the main unit. Situated at 12 Templewood Drive NE, the townhouse is within walking distance of schools, playgrounds, Temple Community Centre, and various parks. Essential amenities like shopping centers, dining options, and transit stops are also nearby, adding to the home's appeal. With a bit of sweat equity, you can turn this home into a cash machine or a tremendous owner-occupied investment property. Call your favorite realtor today before this great home is gone!!!!