

**55 Templemont Drive NE**  
**Calgary, Alberta**

**MLS # A2187520**



**\$479,888**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,222 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double 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, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

\*\*\*\*Investors and first time home buyers ALERT\*\*\*\* Welcome to this beautifully home in the desirable community of Temple! Featuring 5 spacious bedrooms, 2 full baths, and 2 half baths—including a master suite with its own 2-piece ensuite—this property offers ample space for families and entertaining guests. The inviting wood-burning fireplace in the living room creates a warm ambiance, while the stylish and durable LVP flooring throughout the main and carpet on 2nd floors adds a modern touch. An oversized double detached heated garage is a fantastic bonus for those chilly winter months, and the home's prime location within walking distance to transit, schools, and shopping ensures convenience for everyday living. This is a wonderful opportunity for anyone seeking a cozy and convenient place to call home—call to view before it's gone!