

**153 Templemont Drive NE**  
**Calgary, Alberta**

**MLS # A2191867**



**\$424,900**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	605 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Detached single family Bi-level home in the heart of Temple. Bright open entrance to formal living room with corner fireplace and large windows. Main floor two piece bathroom and formal dining room with ceramic tile flooring. Full kitchen package with dual sink, tiled backsplash and lots of cabinet space. Back doors onto South facing oversized deck. Two bedrooms downstairs including laundry, storage and a four piece bathroom. Back gate is hinged and potential for private off street parking. No smoking or pets. Vacant, clean and well maintained. Great starter home or investment property. Please see full Virtual Tour.