



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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140 Templehill Drive NE
Calgary, Alberta

MLS # A2218870



\$439,900

Division:	Temple		
Type:	Residential/Duplex		
Style:	3 Level Split, Attached-Side by Side		
Size:	829 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Asphalt	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

MOVE-IN READY 3 level split home in a convenient ,family friendly neighbourhood of TEMPLE. Super clean 4bedroom home with loads of nice features ,good quality flooring on all levels, HUGE living room and UPDATED kitchen with QUARTZ countertops, stainless steel appliances and updated bathrooms...ROOF, WINDOWS, FENCE and interior doors, lighting fixtures and trim are all done year 2021...Upstairs you will find 2 good size bedrooms & full bath bathroom. The lower level is a walkout to ground level, fully developed, with 2 beds and full bath. Close to schools, parks, playgrounds, transit access, and shopping centres. Book your showing now!