

10, 75 Templemont Way NE  
Calgary, Alberta

MLS # A2235828

**\$285,000**



<b>Division:</b>	Temple		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,070 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Landscaped, Level, No Neighbours Behind, Street Lighting		
<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas		
<b>Floors:</b>	Carpet, Vinyl Plank		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	Full, Unfinished		
<b>Exterior:</b>	Vinyl Siding, Wood Frame		
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	Laminate Counters, No Smoking Home		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	\$ 483		
<b>LLD:</b>	-		
<b>Zoning:</b>	M-C1 d75		
<b>Utilities:</b>	-		

**Inclusions:** None

Location! Location! Location! Best priced townhouse in Temple, close to all amenities including daycare, schools, shopping, hospital, playgrounds, and major roadways. Well kept unit, recently painted, and brand new carpet. Main floor offers kitchen, living room and 2 pc bath. Up the stairs to the second level where you will find large master, two smaller bedrooms and 4 pc bath. Patio doors off kitchen lead to your private back yard with concrete patio and space for your vegetable/flower garden. Book your showing today!