

780-832-5880 cord@gpremax.com

66 Templeby Way NE Calgary, Alberta

MLS # A2239110



\$514,900

Temple			
Residential/Hou	lse		
2 Storey			
1,209 sq.ft.	Age:	1980 (45 yrs old)	
3	Baths:	1 full / 1 half	
Double Garage Detached, Garage Door Opener, Garage Faces Rear, C			
0.06 Acre			
Back Lane, Bac	k Yard, Front Y	ard, Landscaped, Level, Rectangular Lot	
	Residential/Hou 2 Storey 1,209 sq.ft. 3 Double Garage 0.06 Acre	Residential/House 2 Storey 1,209 sq.ft. Age: 3 Baths: Double Garage Detached, Gara 0.06 Acre	

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: NONE

This bright and welcoming detached home is perfectly located directly across from a school, playground, and school bus stop – ideal for families! With quick access to 68 Street, 52nd Street, and Stoney Trail, commuting and daily errands are a breeze. Plus, you're just minutes away from nearby shopping plazas. The main floor features three spacious living areas, a dining room, a functional kitchen, and a convenient powder room. Upstairs, you'll find three comfortable bedrooms and a full bathroom – perfect for growing families. The fully finished basement includes an additional room and a cozy family room, offering even more living space. Enjoy summer BBQs on the concrete patio in the backyard, and take advantage of the oversized 24x24 double garage – ideal for extra storage or large vehicles. This home is vacant and ready for quick possession. Don't miss out – call today to book your private viewing before it's gone!