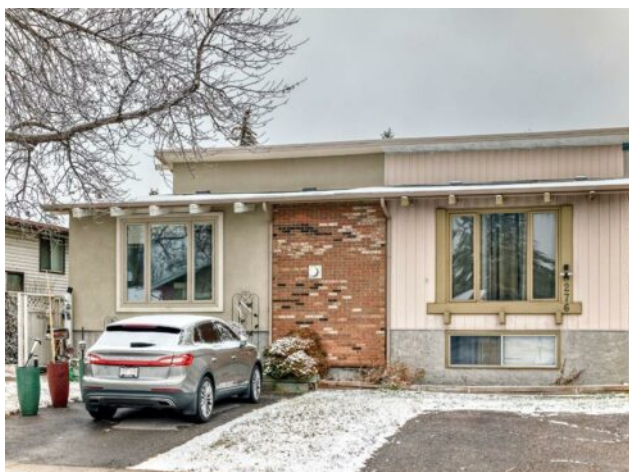


274 Templeview Way NE
Calgary, Alberta

MLS # A2270298

\$449,900



| | | | |
|------------------|---------------------------------|---------------|-------------------|
| Division: | Temple | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bi-Level | | |
| Size: | 1,591 sq.ft. | Age: | 1978 (48 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Driveway, Parking Pad | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Lawn | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Storage | | |

Inclusions: NA

Fantastic Opportunity for First-Time Buyers or Investors! Welcome to this bright and charming attached home nestled in the well-established community of Temple. Step inside to a functional and inviting layout featuring a formal entrance that leads up to the spacious living room featuring a cozy gas fireplace and a formal dining area. The kitchen is complete with a custom built in storage cabinet, anew cabinetry, stainless steel appliances and an oversized window bringing in loads of natural light. A renovated bathroom and 2 bedrooms complete this space. The secondary bedroom leads to the sunroom through to the deck and fully fenced, private backyard. A private oasis perfect for summer entertaining, gardening, or relaxing in the sun. Relax in the finished basement where you will find a large rec room, a large bedroom, 3 pc bathroom, laundry and lots of storage. Conveniently located within walking distance to schools, playgrounds, and local amenities. This is a wonderful opportunity you don't want to miss — book your showing today!