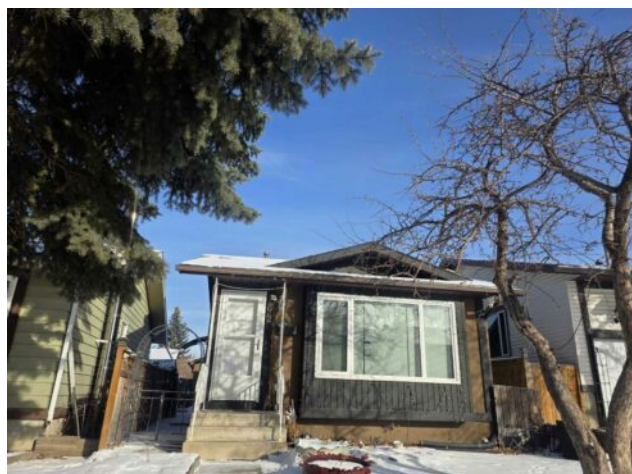


**192 Templevale Road NE
Calgary, Alberta**

MLS # A2281604



\$501,000

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	799 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

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

Inclusions: none

Welcome to this well-kept bungalow located in the established community of Temple. The main floor offers 2 generously sized bedrooms, a full bathroom, and a huge, bright living room perfect for everyday living and entertaining. The basement features a 2-bedroom illegal suite, ideal for extended family or potential rental income. A double detached garage provides ample parking and storage. Conveniently located close to schools, playgrounds, and shopping centres, this home offers excellent value and versatility for homeowners and investors.