

180 Templevale Road NE  
Calgary, Alberta

MLS # A2163027



\$479,900

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport, Concrete Driveway, Garage Door Opener, Insulated, Single Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Lawn, Garden, Landscaped, Street		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Quartz Counters, Storage, Track Lighting		

**Inclusions:** N/A

Charming Family Home in Prime Temple Location Discover this beautifully renovated family home in the heart of popular Temple. Boasting modern updates throughout, this residence features: Central Air Conditioning • Newer Kitchen: Sleek cabinets and elegant granite countertops, complemented by stainless steel appliances. • Engineered Hardwood Flooring: Stylish and durable flooring on the main and upper levels. • Updated Bathrooms: Recently renovated for a fresh, contemporary feel. • Freshly Painted: Crisp, clean interiors ready for your personal touch. Main Floor: • Spacious living room. • Modern kitchen with stainless steel appliances. • Inviting dining area. Upper Floor: • Three comfortable bedrooms. • Primary bedroom with a convenient walk-in closet. Fully Developed Basement: • Expansive recreational room. • Full bathroom. • Laundry area. Outdoor Features: • Fully fenced backyard with a large deck and garden area. • Double carport at the front. • Oversized single garage. Prime Location: Close to shopping, transit, schools, and playgrounds. This home seamlessly combines comfort and convenience, making it the perfect choice for your family.