

**3320 Temple Way NE
Calgary, Alberta**

MLS # A2153131



\$400,000

Division:	Temple		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	759 sq.ft.	Age:	1977 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, See Remarks		

Inclusions: Window coverings, all as is where is

Great value in this well-loved bi-level duplex located in the family friendly neighbourhood of Temple. Nicely sized living, dining and kitchen areas, two bedrooms and a 4 piece bathroom complete the main floor. Enjoy family time in the lower recreation area, second bathroom and a larger bedroom. Double detached garage and backyard too!