

**45 Templemont Drive NE
Calgary, Alberta**

MLS # A2175922



\$525,000

Division:	Temple		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	802 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Metal Siding , Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: Electric Range, Microwave Hood Fan, Refrigerator

ALMOST 1500 SQFT LIVEABLE SPACE - FULLY RENOVATED! ILLEGAL SUITE - NEW: WINDOWS, GARAGE SIDING, APPLIANCES - 3 BEDS, 2 BATHS, BACK YARD/LANE, 2 CAR DETACHED GARAGE - Elegantly designed home with modern NEW fixtures and finishing. The main level begins with a foyer and leads to a living space with large NEW windows that bring in a lot of natural light. The kitchen is complete with all NEW STAINLESS STEEL appliances and upgraded cabinetry. The dining room has deck access and 2 bedrooms and 1 bathroom complete this level. The illegal basement suite has SEPARATE LAUNDRY AND ENTRANCE, 1 bedroom and 1 bathroom. The backyard, 2 car garage and back lane access add convenience to this home and with shops, schools and parks close by this home is in a solid location.