



## 235 Templemont Drive Calgary Alberta

\$484,900

NEW Lucrative investment opportunity! Live upstairs and rent down stairs! Welcome to this renovated half duplex within the established NE community of Temple. Ready to move-in and in mint condition! Perfect for growing families and ideal for those looking to invest. This home has been renovated with new paint, kitchen and bathroom countertops and equipped with a basement suite! Here, the 3 level split features a comfortable layout design and is complimented by the natural flow between rooms. There are also 3 ample sized bedrooms, coupled with a cozy kitchen and living space all filled with natural sunlight. Of course, there is also the double detached garage conveniently set at the rear for those needing additional parking. This duplex home offers easy access to both amenities such as cafe's, grocery, parks, and restaurants as well as services like schools and transit all just less than a 5 minute walk away! A home ready to be made into a home! (id:6769)

Storage 20.08 Ft x 16.00 Ft  
 Laundry room 13.58 Ft x 5.25 Ft  
 2pc Bathroom 5.75 Ft x 5.00 Ft  
 Kitchen 17.33 Ft x 5.33 Ft  
 Bedroom 10.58 Ft x 7.92 Ft  
 Other 13.92 Ft x 8.17 Ft  
 2pc Bathroom 4.92 Ft x 4.33 Ft  
 Bedroom 12.17 Ft x 7.75 Ft  
 Family room 15.58 Ft x 10.92 Ft

Other 5.58 Ft x 5.33 Ft  
 Other 14.58 Ft x 10.33 Ft  
 Dining room 10.00 Ft x 8.08 Ft  
 Living room 15.00 Ft x 11.00 Ft  
 Other 6.33 Ft x 5.42 Ft  
 Primary Bedroom 16.33 Ft x 9.92 Ft  
 Bedroom 10.50 Ft x 10.00 Ft  
 4pc Bathroom 7.50 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX First



See

**Mirror**

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