



# 163 Templeby Drive Calgary Alberta

\$649,000

A RARE OPPORTUNITY - ILLEGAL BASEMENT SUITE - SEPARATE ENTRANCE - 4 LEVEL SPLIT - CORNER LOT - OVERSIZED DOUBLE DETACHED GARAGE - RV PARKING - OVER 2833 SQ FT FINISHED LIVING SPACE - 5 BEDROOMS & 3 FULL BATHS! Centrally located in the highly desirable community of Temple, this income-generating property offers the perfect opportunity for first-time home buyers or savvy investors. The potential rental income can assist with mortgage payments for first-time home buyers, while investors could enjoy 2 potential rental incomes and cashflow potential. The main floor features a large family room with vaulted ceilings, a dining room with a wet bar, and a spacious kitchen with access to the outdoor deck, perfect for summer BBQ's and entertaining guests. The upper floor features 3 large bedrooms and a 4 piece bathroom. The spacious primary bedroom also includes its own 3pc ensuite and ample closet space. The third level is a cozy retreat with a wood burning fireplace and gas lighter, and a secluded fourth bedroom. The fourth floor features an illegal basement suite with a rec room, kitchen, bedroom, a 3 piece bathroom, and a separate side entrance for tenant convenience and functionality. This home was built to last with 2x6 framing and a 24x22 double detached garage. Don't miss out on this incredible opportunity! (id:6769)

3pc Bathroom 7.67 Ft x 5.25 Ft  
 4pc Bathroom 4.92 Ft x 9.50 Ft  
 Bedroom 10.33 Ft x 14.67 Ft  
 Bedroom 9.08 Ft x 12.50 Ft  
 Primary Bedroom 11.50 Ft x 16.17 Ft  
 3pc Bathroom 8.75 Ft x 6.08 Ft  
 Bedroom 11.75 Ft x 15.50 Ft  
 Kitchen 12.58 Ft x 9.42 Ft

Recreational, Games room 11.58 Ft x 12.42 Ft  
 Furnace 6.42 Ft x 12.00 Ft  
 Bedroom 16.17 Ft x 11.00 Ft  
 Family room 19.08 Ft x 18.33 Ft  
 Living room 16.17 Ft x 18.08 Ft  
 Dining room 17.17 Ft x 12.33 Ft  
 Kitchen 14.92 Ft x 14.83 Ft  
 Other 2.58 Ft x 2.92 Ft

Listing Presented By:



Originally Listed by:  
 eXp Realty



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