



## 45 Templemont Drive Calgary Alberta

\$525,000

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. (id:6769)

Bedroom 10.83 Ft x 10.92 Ft

4pc Bathroom 7.17 Ft x 4.92 Ft

Furnace 7.00 Ft x 7.08 Ft

Kitchen 12.67 Ft x 3.67 Ft

Recreational, Games room 12.67 Ft x 13.42 Ft

Living room 17.83 Ft x 11.17 Ft

Dining room 7.33 Ft x 7.17 Ft

Kitchen 9.08 Ft x 9.67 Ft

4pc Bathroom 6.83 Ft x 5.00 Ft

Primary Bedroom 11.67 Ft x 9.75 Ft

Bedroom 11.75 Ft x 8.25 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.sggrealestate.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)