



## 52 Templeby Drive Calgary Alberta

\$829,900

OPPORTUNITY OF A LIFETIME - 3 LIVING SPACES (2 ILLEGAL SUITES IN BASEMENT) - FULLY RENOVATED - BRAND NEW WINDOWS - 4 LEVEL SPLIT - RIGHT BESIDE A SCHOOL - OVERSIZED ATTACHED GARAGE - LARGE DECK - 2 SEPARATE ENTRANCES - OVER 2160 SQ FT W 6 BEDROOMS & 3 FULL BATHS! This beautifully renovated home offers an ideal setup for first-time buyers or savvy investors. With 2 illegal basement suites, it's an excellent mortgage helper. First-time buyers can benefit from 2 potential rental incomes, while investors can enjoy up to 3 income streams and cashflow potential. Each suite comes with its own full kitchen, separate entrance, and dedicated laundry. Don't miss out on this incredible opportunity! (id:6769)

3pc Bathroom 7.08 Ft x 4.92 Ft

4pc Bathroom 7.08 Ft x 4.92 Ft

Bedroom 8.75 Ft x 12.58 Ft

Bedroom 8.67 Ft x 9.25 Ft

Primary Bedroom 13.25 Ft x 13.83 Ft

4pc Bathroom 4.92 Ft x 7.33 Ft

Bedroom 10.25 Ft x 11.17 Ft

Bedroom 8.83 Ft x 12.25 Ft

Kitchen 5.33 Ft x 8.83 Ft

Recreational, Games room 8.83 Ft x 19.00 Ft

Furnace 9.92 Ft x 11.17 Ft

4pc Bathroom 4.67 Ft x 7.50 Ft

Bedroom 8.00 Ft x 11.33 Ft

Kitchen 3.58 Ft x 12.25 Ft

Recreational, Games room 13.25 Ft x 12.25 Ft

Dining room 12.25 Ft x 11.83 Ft

Kitchen 10.92 Ft x 13.67 Ft

Living room 23.08 Ft x 15.33 Ft

Listing Presented By:



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