



## 88 Templewood Road Calgary Alberta

\$624,900

Welcome to this well-maintained 5 bedroom bungalow with LEGALLY SUITED BASEMENT! Great opportunity for investors or families. Many renovations have gone into this phenomenal house, including a redesigned kitchen embracing a modern open concept on the main level. Kitchen features custom designed cabinetry, breakfast bar, spacious tower pantry around fridge and tons of "no bump" drawer space, energy efficient windows are installed throughout the entire house. Roof is only 3 years old! Main bathroom incorporates a granite counter. House features 2 electric fireplaces and large shared laundry room. Newer laminate floor was installed in the master bedroom and main living area and kitchen. The basement kitchen features brand new vinyl floors as well. The fully developed basement presents a self-contained 2-bedroom LEGAL SUITE with a separate entrance. Check out the oversized 2-car garage, a quiet and secluded backyard, large patio, and extra RV-size off-street parking pad. An Excellent location on a quiet street, within a 3 min walk through "no vehicles" walkway to nearby schools. The house is currently rented (down) with good long term tenants. Excellent cashflow property and easy to rent. Don't miss this opportunity to own in this sought after community. Call your favourite realtor and book a showing before its gone! (id:6769)

4pc Bathroom 10.58 Ft x 5.25 Ft  
Family room 13.92 Ft x 12.75 Ft  
Laundry room 15.75 Ft x 5.75 Ft  
Furnace 15.75 Ft x 5.75 Ft  
Kitchen 9.00 Ft x 6.17 Ft  
Bedroom 14.00 Ft x 9.33 Ft  
Bedroom 11.25 Ft x 11.00 Ft  
Living room 14.83 Ft x 13.50 Ft

Kitchen 12.83 Ft x 12.08 Ft  
Dining room 8.42 Ft x 6.92 Ft  
Primary Bedroom 13.08 Ft x 11.50 Ft  
Bedroom 11.42 Ft x 7.92 Ft  
Bedroom 8.83 Ft x 8.00 Ft  
4pc Bathroom 7.83 Ft x 4.83 Ft  
Other 6.17 Ft x 2.92 Ft  
Foyer 4.83 Ft x 3.83 Ft

Listing Presented by:



Originally Listed by:  
Real Estate Professionals Inc.



**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
cm.mackenzie@shaw.ca