



## 220 Templewood Road Calgary Alberta

\$589,000

Imagine finally stepping into the market and owning a place to call your own--this bright, spacious, and fully developed 3-level split in the beloved community of Temple is your chance to do just that. It's one of those rare finds, where affordability meets comfort, making it perfect for first-time buyers eager to turn the key on their dreams. For savvy investors, it's an excellent opportunity to secure a solid rental property in a well-established neighborhood with long-standing appeal. As you walk through the front door, you're greeted by an abundance of natural light that fills the home, setting a warm and welcoming tone. The main living area offers an open flow from the living room into the dining space--ideal for family dinners or hosting friends. The bright kitchen is where you'll envision Sunday brunches, complete with plenty of room for cooking up your favorite meals. Head down to the cozy family room, where a charming wood-burning fireplace invites you to curl up with a book or enjoy a movie night. Patio doors open onto a deck, just waiting for summer BBQs and morning coffees as the sun rises. The upper level features three generous bedrooms, including a primary suite with its own 2-piece ensuite for a touch of privacy. With three bathrooms in total, everyone has their own space to get ready in the morning, making busy weekdays a little smoother. The location is a dream--within walking distance to schools, shopping, and the Village Square Leisure Centre, where you can enjoy everything from swimming to skating. Commuting is a breeze with nearby transit options and quick access to main roads. This home is move-in ready and just waiting for someone to make it their own. With immediate possession available, you can start this new chapter sooner than you think. Whether you're a first-time buyer ready to put down roots or an investor seeking a reliable rental, this g...

2pc Bathroom 6.83 Ft x 3.00 Ft

4pc Bathroom 10.17 Ft x 8.42 Ft

Bedroom 9.83 Ft x 7.92 Ft

Bedroom 9.83 Ft x 10.75 Ft

Primary Bedroom 11.42 Ft x 12.67 Ft

Recreational, Games room 16.75 Ft x 19.50 Ft

Furnace 9.33 Ft x 12.58 Ft

3pc Bathroom 10.25 Ft x 9.42 Ft

Dining room 10.25 Ft x 8.08 Ft

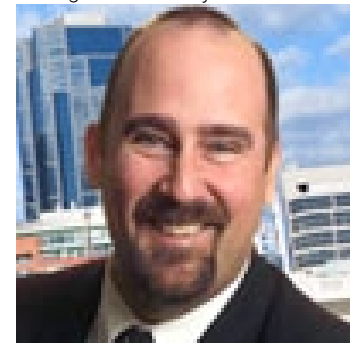
Family room 24.17 Ft x 22.42 Ft

Kitchen 7.92 Ft x 16.33 Ft

Living room 15.83 Ft x 12.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca