



287 Templeside Circle Calgary Alberta

\$689,900

CALLING ALL SAVVY INVESTORS AND FIRST-TIME HOME BUYERS looking to purchase TOP NOTCH RENOVATED property (Over 2,400 SqFt Living Space) with HIGH REVENUE GENERATION potential in developed and most convenient community of Temple NE. This stunning 1,265 SqFt bungalow in the sought-after community offers exceptional living and income potential with a LEGAL BASEMENT SUITE GENERATING \$1,750/MONTH. The MAIN FLOOR features an extra-large living room with a DECORATIVE WOOD BRICK FIREPLACE, a modern kitchen with quartz countertops and stainless steel appliances (GAS LINE INSTALLED FOR GAS STOVE), a separate laundry, 3 spacious bedrooms (including a primary with a 2-piece ensuite), and a 4-piece bath. The 2023-developed basement legal suite includes 1,150+ SqFt with a large family/dining area, updated gorgeous kitchen, 3 bedrooms (PRIMARY WITH A 2-PIECE ENSUITE), a 4-piece bath, storage room and its own laundry. MAJOR UPGRADES INCLUDE NEW: Windows (5 WINDOWS IN THE BASEMENT), Roof, Added Attic Insulation, spray-painted metal siding, furnace, hot water tank, gutters, fascia, and low-maintenance landscaping. ADDITIONAL MAIN FLOOR UPGRADES (2022) include all appliances, Laundry luxury vinyl plank flooring, fresh paint, modern LED lighting and plumbing fixtures, Designer Window Blinds, 3 CARS CONCRETE PARKING PADS with plenty of free street parking and PROXIMITY TO ALL AMENITIES including Village Square Recreation Centre, Peter Lougheed Hospital, Calgary C Train, Transit, YYC Airport, plenty of schools, playgrounds, major shopping, highways and 15 minutes drive to downtown. Don't miss this incredible investment or first-home opportunity--book your private viewing today! 3D/VIRTUAL Tour available. (id:6769)

Living room/Dining room 19.67 Ft x 13.08 Ft
 Kitchen 12.92 Ft x 8.92 Ft
 Primary Bedroom 13.92 Ft x 11.58 Ft
 Bedroom 13.92 Ft x 11.58 Ft
 Bedroom 12.42 Ft x 9.50 Ft
 4pc Bathroom 7.92 Ft x 4.92 Ft

Living room 19.25 Ft x 13.17 Ft
 Dining room 13.17 Ft x 10.33 Ft
 Kitchen 13.75 Ft x 9.75 Ft
 Primary Bedroom 13.83 Ft x 11.17 Ft
 Bedroom 11.58 Ft x 9.67 Ft
 Bedroom 10.17 Ft x 9.67 Ft

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

Listing Presented By:



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RE/MAX Real Estate (Mountain View)

<http://www.realestatecalgary-ab.ca/>

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2pc Bathroom 6.75 Ft x 5.33 Ft
Storage 8.83 Ft x 7.58 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft
2pc Bathroom 4.92 Ft x 4.75 Ft