



## 305 Templemont Place Calgary Alberta

\$449,900

DO NOT MISS OUT ON THIS GOLDEN OPPORTUNITY \*\*\* 2 BEDROOM LEGAL SUITE IN TEMPLE (MORTGAGE HELPER) \*\*\* SEPARATE ENTRANCE & SEPARATE LAUNDRY \*\*\* 2 BEDROOMS & 2 BEDROOMS DOWN \*\*\* LIVE UP & RENT DOWN \*\*\* UPDATED WINDOWS ON THE UPPER LEVEL \*\*\* HALF-DUPLEX IN A QUIET CUL-DE-SAC \*\*\* BACK LANE \*\*\* Offering just under 1600 Sq Ft of living space with 4 bedrooms and 2 FULL baths - Entering the home, you will find a family room with access to your balcony, dining, kitchen, FULL BATH and 2 spacious bedrooms. The LEGAL SUITE IN THE BASEMENT WITH SEPARATE ENTRANCE also offers a living room, kitchen, SEPARATE LAUNDRY, FULL BATH and 2 bedrooms - Lots of potential with this home: LIVE UP & RENT DOWN / RENT UP & DOWN / RENOVATE - It is totally up to you! (id:6769)

Bedroom 8.83 Ft x 10.50 Ft

Kitchen 8.67 Ft x 8.67 Ft

Dining room 6.83 Ft x 10.75 Ft

Living room 14.50 Ft x 12.00 Ft

4pc Bathroom 5.00 Ft x 8.92 Ft

Bedroom 12.00 Ft x 12.00 Ft

Family room 13.33 Ft x 12.42 Ft

Dining room 10.08 Ft x 9.33 Ft

Kitchen 8.92 Ft x 8.58 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

Primary Bedroom 8.67 Ft x 17.25 Ft

Bedroom 9.92 Ft x 13.58 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://sggrealestate.ca/>

**RE/MAX Realty Professionals**

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