



# 58 Templeson Crescent Calgary Alberta

\$484,900

Exceptional Investment Opportunity in Northeast Calgary! Whether you're looking to live upstairs and offset your mortgage with rental income, or maximize cash flow by renting both levels, this bright and spacious 4-bedroom bi-level home offers outstanding flexibility and value. Designed with functionality in mind, the property features two fully separated living spaces with private entry, two sets of laundry, and excellent layout flow -- ideal for multi-generational living or consistent rental income. The illegal basement suite is non-compliant. The upper level has been recently renovated and showcases new windows, casings, doors, luxury vinyl plank flooring, granite kitchen countertops, and beautifully restored cabinetry and appliances. The lower level is well maintained and move-in ready, offering comfort and strong rental appeal. Enjoy a sunny front balcony, a fully fenced backyard, and convenient alley-access parking. Located close to schools, public transit, bus routes, shopping, and everyday amenities, this home is perfectly positioned in a thriving Northeast Calgary community. An ideal opportunity for first-time buyers seeking an income helper or savvy investors looking to expand their portfolio. A smart move for homeowners and investors alike. (id:6769)

4pc Bathroom 7.33 Ft x 4.92 Ft

Bedroom 10.00 Ft x 8.58 Ft

Bedroom 11.67 Ft x 8.67 Ft

Kitchen 8.75 Ft x 8.25 Ft

Recreational, Games room 20.50 Ft x 12.08 Ft

Furnace 4.67 Ft x 6.50 Ft

Primary Bedroom 13.58 Ft x 10.42 Ft

Bedroom 17.25 Ft x 8.17 Ft

3pc Bathroom 4.92 Ft x 8.00 Ft

Dining room 8.75 Ft x 10.50 Ft

Kitchen 9.75 Ft x 8.50 Ft

Living room 12.58 Ft x 13.25 Ft

Foyer 4.33 Ft x 3.58 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Gold

**RE/MAX Realty Professionals**

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