

196 Templevale Road NE
Calgary, Alberta

MLS # A2230284



\$475,000

Division:	Temple		
Type:	Residential/House		
Style:	Bi-Level		
Size:	760 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: TV and TV Mount in Bedroom, Garage Heater, TV in built in book shelf, A/C.

Beautifully renovated over the years from top to bottom, this original-owner bi-level home offers tremendous value in a compact package! Featuring many updates throughout including most windows, a high-efficient furnace, central air conditioning, on-demand hot water, roof shingles on both house and garage in the past 10 years, and much more! Gleaming hardwood floors adorn the main level which features a renovated eat-in kitchen boasting granite counters, a gas range and corner pantry. The adjoining living room, featuring a gas fireplace, is bathed in natural light thanks to large south-facing windows. Two bedrooms a full bathroom complete the upper level. The lower level includes a private exterior entrance with direct access to the side yard, providing future rental potential or extended family living. The stunning primary bedroom offers a generous walk-in closet and a luxurious en-suite with heated floors, a custom-tiled shower, and deep air-jetted soaker tub. The spacious family room features another gas fireplace, wet bar, and large above-grade windows that bring in plenty of natural light. The heated 18'x22' detached garage, currently set up with a single overhead door, offers the potential to convert into a double garage. Located just a short walk from Annie Foote Elementary School (K‐6), parks, playgrounds, public transit, and other great amenities. Don't miss out—contact your favorite Realtor today to schedule a viewing!