

# \$345,000 - 30, 75 Templemont Way Ne, Calgary

MLS® #A2173180

## \$345,000

4 Bedroom, 2.00 Bathroom, 855 sqft  
Residential on 0.00 Acres

Temple, Calgary, Alberta

Located in a great neighborhood, on a quiet street next to a large green space and park, where you will find this charming home. This corner unit features over 1600 sq ft of livable space, The main floor features 2 bedrooms a full bathroom, a living room, a dining room, and an open kitchen. The fully developed basement has 2 good-sized bedrooms, and a rec/living room, followed by a large full bathroom, laundry room, and additional storage area. Enjoy your Summer and fall days in the large fenced-in backyard is a great place for the kids to play or just take some time out of your day to unwind. This hidden gem is located off the main road next to a large green space and park for your quiet enjoyment. Quick access to major bus and travel routes and only Minutes away from all the amenities and shopping as well as schools which makes this a must-see. Book your viewing today!

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2173180  |
| Price          | \$345,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 855       |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1980          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | Townhouse     |
| Status     | Active        |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 30, 75 Templemont Way Ne |
| Subdivision | Temple                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T1Y5K8                   |

### **Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Other, Park, Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Stall                        |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Freezer, Dryer, Electric Stove, Microwave Hood Fan, Washer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Corner Lot, Treed        |
| Roof              | Asphalt Shingle          |
| Construction      | Wood Frame, Vinyl Siding |
| Foundation        | Poured Concrete          |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2024 |
| Days on Market | 172                |
| Zoning         | M-C1               |

## Listing Details

Listing Office            KIC Realty

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