

# \$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	175
Zoning	M-C1

## Listing Details

Listing Office            KIC Realty

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