



\$ 499,999.99

## 259 TEMPLETON CIRCLE NE CALGARY

<https://paulbrinton.com>

Welcome Home! Have you been waiting for a FULLY RENOVATED HOUSE on one of the nicest streets in an established area? How about 6 bedrooms containing 3 full bathrooms! SEPARATE 3-BEDROOM SUITE! (ILLEGAL) with a WOOD BURNING FIREPLACE!, 2 NEWER KITCHENS!, 2 LAUNDRIES! TRIPLE PANE WINDOWS (upper 3 floors)!! NEW...

- 6 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 4 Level Split

**MLS ® #:** A1156003

**Type:** Detached

**Bedrooms:** 6

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-01 20:45:14

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 10/24/21

**Lot size:** 5199 sq ft

**Year built:** 1981

**Parking:** Double Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Wood Burning

**Exterior Features:** Barbecue

**District:** CAL Zone NE

**Inclusions:** NA

**Lot Features:** Back Lane,Back Yard,Few Trees,Front

Yard,Lawn,Landscaped,Rectangular Lot

**Heating Type:** Central,Forced Air

**Total Parking:** 5

**Flooring:** Carpet,Ceramic Tile,Vinyl

**Community Features:** Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Ceiling Fan(s),No Animal Home,No Smoking Home,See Remarks,Separate Entrance,Vinyl Windows

**Roof Type:** Asphalt Shingle



## PROPERTY INFORMATION

**Basement:** Finished, Full, Separate/Exterior Entry, Suite **Levels:** 4 Level Split

**Laundry features:** Lower Level, Main Level **Zoning:** R-C1

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 405.00

**Photo Count:** 26

**Rooms Above Grade:** 5

**Construction Materials:**

Brick,Concrete,Vinyl Siding,Wood Frame

**Suite:** Suite - Illegal

**Foundation:** Poured Concrete

**Frontage Metres:** 15.84M 52`0"

**Appliances:** ENERGY STAR Qualified

Appliances,ENERGY STAR Qualified

Dishwasher,ENERGY STAR Qualified

Dryer,ENERGY STAR Qualified

Refrigerator,Microwave Hood Fan,See

Remarks,Washer/Dryer Stacked,Window

Coverings

**Living Area SF:** 1308.64

**Subdivision Name:** Temple

**Structure Type:** House

**Lot Size Acres:** 0.12

**Restrictions:** Utility Right Of Way

