

\$449,000 - 65 Templemont Road Ne, Calgary

MLS® #A2211693

\$449,000

4 Bedroom, 2.00 Bathroom, 998 sqft
Residential on 0.08 Acres

Temple, Calgary, Alberta

4 BEDS | 2 BATHS | NORTH FACING |
CORNER LOT | SINGLE GARAGE | LOW
PRICE | Discover the perfect blend of comfort
and convenience in this charming 4-bedroom,
2-bathroom home nestled in a vibrant Calgary
neighborhood. This welcoming corner lot offers
a fenced yard that ensures privacy and a safe
play area for kids or pets, alongside a tidy
single car garage.

Step inside to find a well-maintained interior
featuring an inviting illegal basement suite that
presents a lucrative opportunity for rental
income or a cozy hideaway for guests. Each
bedroom, including a spacious primary
bedroom, boasts ample natural light and
storage, crafting a serene retreat from the
busy world outside.

The heart of the home, the kitchen, overlooks
the bustling neighborhood, offering a warm
space to cook and connect. Adjacent to this,
the living area provides a relaxing backdrop for
family gatherings and quiet evenings alike.

Location is key, and this home is perfectly
placed. Just a stroll away, you can catch a bus
at the 44th Avenue NE Station, or pick up
groceries at Ok General Foods. The close
proximity to Yoel Secondary School makes
this an ideal spot for families.

Outdoor enthusiasts and social butterflies will
appreciate the local parks and community



centers that host activities year-round. Whether you’re investing for the future or looking for a place to call your own, this property promises both potential and peace of mind in a friendly neighborhood. Delight in the thought that this could be your next home sweet home.

Built in 1980

Essential Information

MLS® #	A2211693
Price	\$449,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	998
Acres	0.08
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	65 Templemont Road Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5A4

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	No Animal Home, No Smoking Home
-------------------	---------------------------------

Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Corner Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 14th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.