

# \$525,000 - 244 Templewood Road Ne, Calgary

MLS® #A2222031

**\$525,000**

4 Bedroom, 4.00 Bathroom, 1,474 sqft

Residential on 0.09 Acres

Temple, Calgary, Alberta

Â Welcome to this beautiful, spacious 2-storey family home in the heart of Temple. It has been nicely renovated, featuring vinyl flooring, updated lighting on the main level, newer windows, and a new furnace installed in 2024 with a transferable warranty. The home also includes newer Stainless steel appliances and the bathrooms have been updated with low-flow toilets.

As you enter, you'll be greeted by a large dining room and a family-sized eat-in kitchen that offers plenty of counter space, maple cabinetry, and plenty of storage throughout. The living room is warm and inviting, complete with a wood-burning fireplace, the perfect cozy spot for special family gatherings during the holidays.

The spacious primary bedroom upstairs features his and her double closets and a stunning three-piece ensuite bathroom with a tile and glass shower. The two additional bedrooms are spacious and painted in contemporary colours.

The downstairs features a separate walk-up entrance and a finished basement with versatile potential for a growing family or rental. It also has a staircase to the main floor. Outside, you'll notice the poured concrete sidewalks leading to a good-sized deck and a double-car garage with a good-sized backyardâ€™close to schools, easy access to



Stoney Trail, and all your favourite amenities.

Built in 1978

**Essential Information**

MLS® #	A2222031
Price	\$525,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,474
Acres	0.09
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	244 Templewood Road Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4H1

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Laminate Counters, No Smoking Home, Pantry, Storage
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	5
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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