

**68 Templeson Crescent NE**  
**Calgary, Alberta**

**MLS # A2305235**



**\$429,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Temple  |               |                   |
| <b>Type:</b>     | Residential/Duplex                                      |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                         |               |                   |
| <b>Size:</b>     | 1,210 sq.ft.  | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Off Street, RV Access/Parking             |               |                   |
| <b>Lot Size:</b> | 0.08 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Level, Pie Shaped Lot |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air                               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate, Tile                           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame       | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Storage |                   |      |

**Inclusions:** none

Great opportunity to own this 3-bedroom, 2-bathroom home offering over 1,750 sq. ft. of developed living space, situated on an oversized pie lot with exceptional future potential. Available for the first time in nearly 30 years, this well-maintained home is ideally located within walking distance to schools and shopping, with quick access to major routes. Recently refreshed, the main floor features fresh paint, new flooring, and new interior doors, and the roof was replaced just 2 years ago. A spacious entry with storage leads into the bright living room, filled with natural light from large southeast-facing windows. The updated half bath features a new vanity and toilet, while the adjacent dining area connects seamlessly to the kitchen, complete with brand new stainless steel appliances, refreshed cabinetry, and new epoxy countertops. A new sliding patio door opens to a large deck overlooking the expansive backyard, complete with two storage sheds and gated access suitable for RV parking. The size and layout of the lot offer excellent potential for a future garage or backyard suite (subject to city approval).Upstairs you’ll find three bedrooms, including an oversized primary, along with an updated full bathroom. The fully finished basement adds valuable recreation space, while the laundry/mechanical room offers abundant storage and includes a brand new high-efficiency furnace and a newer hot water tank(2 years old). Whether you’re looking for a principal residence or an investment property, this is a compelling opportunity for a savvy buyer. The community Temple benefits from multiple schools in and near the community, including Annie Foote School, Guy Weadick School, St. Thomas More School, and Father Scollen Catholic School. Residents also have access to the very active Temple Community Association, with tennis courts, outdoor rink,

basketball courts, community programming, and annual events. Nearby Village Square Leisure Centre adds swimming, fitness, skating, and family recreation options. Shopping and daily conveniences are close at Temple Crossing Shopping Centre, Village Square Mall and Sunridge Shopping Centre.