

1 Templemont Road NE
Calgary, Alberta

MLS # A2309281



\$415,000

Division:	Temple		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	819 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: shed in backyard

Beautifully renovated bi-level offering 5 bedrooms, 2 full bathrooms, and exceptional value in the established community of Temple. With over 1,600 sq.ft. of developed living space, this move-in ready property is an excellent opportunity for first-time buyers, investors, or multi-generational families seeking space, flexibility, and modern updates. The bright and functional main level features luxury vinyl plank flooring, updated lighting, a spacious living area, and a renovated kitchen complete with quartz countertops, modern cabinetry, and stainless steel appliances. Two generous bedrooms and a full bathroom complete the upper level. The fully finished basement offers 3 additional bedrooms, a full 3-piece bathroom, separate laundry, and is already plumbed for a future kitchen, providing excellent flexibility for extended family living or future suite potential (subject to city approval and permitting). Situated on a corner lot with a large fenced yard, this property is conveniently located close to schools, parks, shopping, transit, and major roadways. Extensively updated, well maintained, and offering excellent value in today's market — this is an exceptional opportunity in Temple.