

80 Templevale Way NE
Calgary, Alberta

MLS # A2337475



\$559,900

Division:	Temple		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,139 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Heated Gar		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Open Floorplan		

Inclusions: N/A

Welcome to a wonderful family home occupied by the current owners for over 38 years!! Special features of this great four-level split house include three good-sized bedrooms, two and a half bathrooms (with a 2-pce ensuite), real hardwood flooring throughout the entire house, a nice oak kitchen with a central island, a main-floor wood-burning fireplace, a very spacious family room featuring beautiful oak wainscoting, and a fully developed lower level including a completely finished sewing and laundry room. The newer and massive 24' x 25'6" heated double garage has its own additional loft or storage area above the 9'11" ceilings, is 220 wired, and has brand new shingles installed in 2026! The rear and side yards feature maintenance-free poured concrete patio areas. This is a very quiet crescent, close to all levels of schools. Moderately priced, this home is looking for a new family! Hurry on this one!!