# \$534,900 - 272 Templevale Road Ne, Calgary

MLS® #A2240308

# \$534,900

5 Bedroom, 3.00 Bathroom, 1,374 sqft Residential on 0.09 Acres

Temple, Calgary, Alberta

\*\*\*\* A BIG PRICE DROP OF 40K.

MOTIVATED SELLER.\*\*\*\* LOCATION,
LOCATION, LOCATION!

Welcome to this beautiful 2-storey home which sits on a BIG WIDE LOT and has an ILLEGAL basement suite featuring a separate entrance, ideally situated in the heart of Temple. The FRESHLY PAINTED house has BRAND NEW Blinds ,HOT water TANK. and STOVE. Just steps from Father Scollen School and Guy Weadick School, this gem is perfectly located near parks, playgrounds, and conveniently close to bus stops.

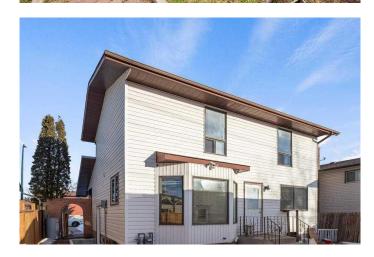
This rare find offers 5 spacious bedrooms and 2.5 bathrooms. The main floor boasts a bright and open living and dining area, enhanced by large windows that flood the space with natural light. The kitchen is a chef's dream, featuring stainless steel appliances, an upgraded backsplash, and plenty of storage cabinets. You'II also find a stacked laundry unit and a 2-piece powder room on this level.

Upstairs, there are three generously sized bedrooms, each with ample storage, and a modern 3-piece bathroom.

Don't miss the large ILLEGAL basement suite, which has its own private entrance and laundry. The basement includes a spacious family room, a fully functional kitchen, two bedrooms, and a 3-piece bathroom â€" ideal for extended family or potential rental income.







Outside, enjoy a huge backyard with a fully fenced private area, perfect for kids or gatherings. To top it all off, this home includes a detached double-car garage.

Located close to all major amenities â€" schools, grocery stores, parks, and public transit â€" this property is a rare opportunity and won't last long!

Call your Realtor today to book a private showing!

Built in 1980

# **Essential Information**

MLS® # A2240308 Price \$534,900

Bedrooms 5
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,374
Acres 0.09
Year Built 1980

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 272 Templevale Road Ne

Subdivision Temple
City Calgary
County Calgary
Province Alberta
Postal Code T1Y4W3

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Kitchen Island, See Remarks, Separate Entrance

Appliances Dishwasher, Electric Stove, Garage Control(s), Refrigerator,

Washer/Dryer, Washer/Dryer Stacked

Heating Forced Air

Cooling Other
Has Basement Yes

Basement Exterior Entry, Finished, Suite, See Remarks

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance

Landscape, Other

Roof Asphalt Shingle

Construction Mixed, Vinyl Siding Foundation Poured Concrete

# **Additional Information**

Date Listed July 16th, 2025

Days on Market 15

Zoning R-C1

### **Listing Details**

Listing Office URBAN-REALTY.ca

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