

# \$408,000 - 5623 Templehill Road Ne, Calgary

MLS® #A2267549

**\$408,000**

5 Bedroom, 2.00 Bathroom, 1,044 sqft  
Residential on 0.06 Acres

Temple, Calgary, Alberta

Welcome to this charming semi-detached bungalow bursting with potential – ideal for families, multi-generational living, or rental income opportunities! The main level offers 3 spacious bedrooms, a full bathroom, and a bright, functional layout perfect for everyday living. The fully finished basement features 2 additional bedrooms, a full bathroom, its own kitchen, and separate laundry – a fantastic setup for extended family or tenants. Live up, rent down – income potential right here!

Location is everything, and this home delivers! Perfectly situated right across from Guy Weadick Elementary School, with several other excellent schools nearby including Annie Foote, Lester B. Pearson, St. Thomas More, Father Scollen, and Bishop McNally. Enjoy an oversized playground just steps from your front door and a private backyard ideal for BBQs, relaxation, or a safe play area for kids.

Close to parks, shopping, restaurants, and transit – plus easy access to Stoney Trail – this property truly offers convenience, comfort, and incredible potential all in one package!

Built in 1979

## Essential Information

MLS® #                   A2267549

Price                      \$408,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	5623 Templehill Road Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4C1

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Carport, Off Street

### **Interior**

Interior Features	See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed            October 28th, 2025

Days on Market       3

Zoning                 R-CG

### **Listing Details**

Listing Office           Century 21 Bravo Realty

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