

# \$479,000 - 65 Templemont Road Ne, Calgary

MLS® #A2211693

**\$479,000**

4 Bedroom, 2.00 Bathroom, 998 sqft

Residential on 0.08 Acres

Temple, Calgary, Alberta

4 BEDS | 2 BATHS | NORTH FACING | CORNER LOT | SINGLE GARAGE | LOW PRICE | Discover the perfect blend of comfort and convenience in this charming 4-bedroom, 2-bathroom home nestled in a vibrant Calgary neighborhood. This welcoming corner lot offers a fenced yard that ensures privacy and a safe play area for kids or pets, alongside a tidy single car garage.

Step inside to find a well-maintained interior featuring an inviting illegal basement suite that presents a lucrative opportunity for rental income or a cozy hideaway for guests. Each bedroom, including a spacious primary bedroom, boasts ample natural light and storage, crafting a serene retreat from the busy world outside.

The heart of the home, the kitchen, overlooks the bustling neighborhood, offering a warm space to cook and connect. Adjacent to this, the living area provides a relaxing backdrop for family gatherings and quiet evenings alike.

Location is key, and this home is perfectly placed. Just a stroll away, you can catch a bus at the 44th Avenue NE Station, or pick up groceries at Ok General Foods. The close proximity to Yoel Secondary School makes this an ideal spot for families.

Outdoor enthusiasts and social butterflies will appreciate the local parks and community



centers that host activities year-round. Whether you're investing for the future or looking for a place to call your own, this property promises both potential and peace of mind in a friendly neighborhood. Delight in the thought that this could be your next home sweet home.

Built in 1980

### Essential Information

MLS® #	A2211693
Price	\$479,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	998
Acres	0.08
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	65 Templemont Road Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5A4

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home
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Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Corner Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 14th, 2025
Days on Market	26
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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