\$499,900 - 33 Templeton Bay Ne, Calgary

MLS® #A2197170

\$499,900

5 Bedroom, 4.00 Bathroom, 1,315 sqft Residential on 0.06 Acres

Temple, Calgary, Alberta

UNDER \$500k FOR A DETACHED HOME!! NUMEROUS UPDATES AND RENOVATIONS | ILLEGALLY SUITED | SEPARATE ENTRANCES | SEPARATE LAUNDRY | ON A QUIET CUL-DE-SAC | LARGE SOUTH-FACING BACKYARD | GREAT LOCATION! Updated illegally suited detached home for under \$500K!!!!! Ideally situated on a quiet cul-de-sac with a sunny south-facing backyard. This home has it all! A clean, neutral and modern colour pallet immediately impresses upon entry as does the updated wide planking flooring found throughout the main and upper levels. The living room is bright and airy with extra windows that stream in natural light. Clear sightlines into the dining room are perfect for entertaining. Beautifully updated, the kitchen inspires culinary adventures featuring stainless steel appliances and sleek full-height cabinets. Gather in front of the charming wood-burning fireplace in the adjacent family room with backyard views creating an inviting space to sit back and relax. An updated powder room and a separate laundry area (no need to share with the lower level!) complete this level. Retreat at the end of the day to the primary oasis with its own private balcony encouraging peaceful morning coffees and evening beverages before bed. An updated ensuite means no more stumbling down the hall in the middle of the night! Both additional bedrooms on this level are spacious and bright, sharing the updated 4-piece main bathroom. Completely private from the rest of







the home is the illegally suited basement with a separate entrance and separate laundry. This level also includes a neutral colour pallet, an updated kitchen with stainless steel appliances, a large living room, a 4-piece bathroom, a spacious bedroom and a den that would be great for work, study or for guests. The sunny, south-facing backyard brings the outdoors to life with lots of grassy play space for kids and pets plus an expansive deck for unwinding. Situated in an outstanding location close to Guy Weadick School, Annie Foote School, and Lester B. Pearson High School. Within walking distance to the community centre, sports courts, ice rink, exercise park and extensive regional bike paths. The always popular Village Square Leisure Centre is a quick 5 minute drive away. The home is vacant and can easily accommodate a quick closing!

Built in 1981

Essential Information

MLS® # A2197170

Price \$499,900

Bedrooms 5

Bathrooms 4.00

Full Baths 2

Half Baths 2

Square Footage 1,315

Acres 0.06

Year Built 1981

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 33 Templeton Bay Ne

Subdivision Temple

City Calgary
County Calgary
Province Alberta
Postal Code T1Y 4Y4

Amenities

Parking Spaces 2

Parking Pad, Off Street

Interior

Interior Features Open Floorplan, See Remarks, Separate Entrance, Soaking Tub,

Storage, Low Flow Plumbing Fixtures

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Family Room, Wood Burning

Has Basement Yes

Basement Finished, Full, Suite, Exterior Entry

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Cul-De-Sac, Landscaped

Roof Asphalt Shingle Construction Brick, Stucco

Foundation Poured Concrete

Additional Information

Date Listed March 5th, 2025

Days on Market 9

Zoning R-CG

Listing Details

Listing Office LPT Realty ULC

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