

\$625,000 - 187 Templeton Circle Ne, Calgary

MLS® #A2218591

\$625,000

4 Bedroom, 3.00 Bathroom, 1,253 sqft

Residential on 0.13 Acres

Temple, Calgary, Alberta

****RARE OFFERING** DOUBLE ATTACHED + DOUBLE DETACHED GARAGE | Over 2440 sq.ft. of living space on 4 levels | 4 BED | 3 BATH | VERSATILE FLOOR PLAN |**

Tastefully updated home on a premium street in the heart of Temple | Low maintenance landscaped yard with a massive full front deck & back wooden deck + concrete pad.

WELCOME HOME... Upon entry, you are greeted by a modern, bright, open concept living space that flows seamlessly into the FULLY RENOVATED KITCHEN - perfect for a big family & amazing for entertaining. Enjoy beautiful design features with a sophisticated modern feel, white wooden feature wall, bay windows, quartz counters, ceiling height shaker cabinets and a 9Ft kitchen island. The kitchen is complete with SS appliances, custom hutch/coffee bar, pot filler, & XL island with garbage pull outs, electrical outlets and plenty of seating. The upper floor features a large primary room with ensuite and 2 additional large bedrooms with deep closets, linen closet & a full bathroom with bathtub. The third/lower level offers a large family room with another wooden feature wall, a GAS/ WOOD BURNING FIREPLACE, and an additional bedroom + full bathroom. On this level you will find a back door leading to a covered sunroom with direct access to the rear double garage. The fourth/lower level comes developed with 2 large additional flex space rooms, which can be used as bedrooms, games room, offices, or storage. This level is



also complete with a large storage/laundry room. ADDITIONAL UPGRADES INCLUDE: ALL NEW WINDOWS replaced in 2017, new furnace 2013, new hot water tank 2017 - by previous seller, New shingles on roof + torch down membrane on flat roof in April 2025. CLEAN - FRESH - VACANT & MOVE IN READY **** OPEN HOUSE SATURDAY MAY 10th, 11-1 PM****

Built in 1979

Essential Information

MLS® #	A2218591
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,253
Acres	0.13
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	187 Templeton Circle Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4G6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Double Garage Detached
# of Garages	4

Interior

Interior Features	Bookcases, Kitchen Island, Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2025
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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