

\$325,000 - 216 Templevale Road Ne, Calgary

MLS® #A2232920

\$325,000

3 Bedroom, 2.00 Bathroom, 919 sqft
Residential on 0.07 Acres

Temple, Calgary, Alberta

Opportunity Knocks in Temple!

Welcome to 216 Templevale Road NE â€” a prime pick for investors, renovators, or first-time buyers ready to roll up their sleeves and unlock serious value. Located on a quiet street right across from a playground, this 4-bedroom, 2-bathroom home is bursting with potential and priced to move!

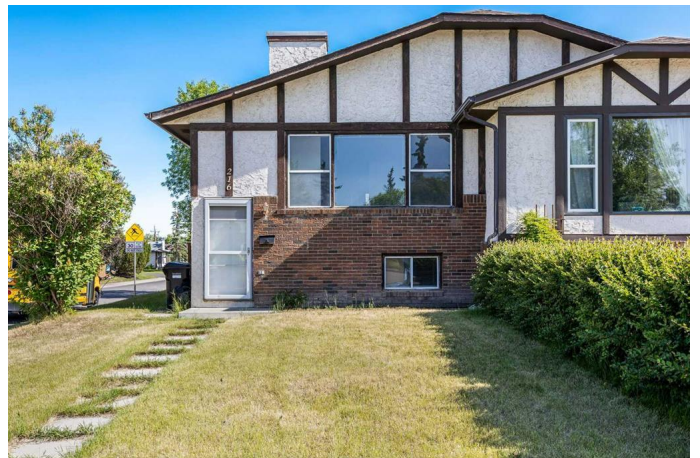
Upstairs, youâ€™ll find a bright, functional layout with tons of natural light, a spacious kitchen, and patio doors that open straight onto a sunny backyard deck â€” the perfect hangout zone for summer BBQs. Downstairs? A fully finished illegal suite with its own separate entrance, offering two more bedrooms and the flexibility to live up and rent down, or double your income stream.

This is the kind of opportunity where a bit of TLC = serious equity. The property is being sold as-is, making it the perfect blank slate for a creative buyer with vision.

Walking distance to schools and transit
Playground right out front And school a 2 minute walk away!

Ideal for investors, multi-generational living, or sweat-equity seekers

Donâ€™t miss this affordable revenue property in a family-friendly location. Whether you're looking to rent, renovate, or reside, this



one checks all the boxes for potential and positioning!

Built in 1979

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2232920 |
| Price | \$325,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 919 |
| Acres | 0.07 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 216 Templevale Road Ne |
| Subdivision | Temple |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T1Y 4W2 |

Amenities

| | |
|---------|------------|
| Parking | Off Street |
|---------|------------|

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Corner Lot, Irregular Lot |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 5 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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