

\$650,000 - 6507 Temple Drive Ne, Calgary

MLS® #A2237452

\$650,000

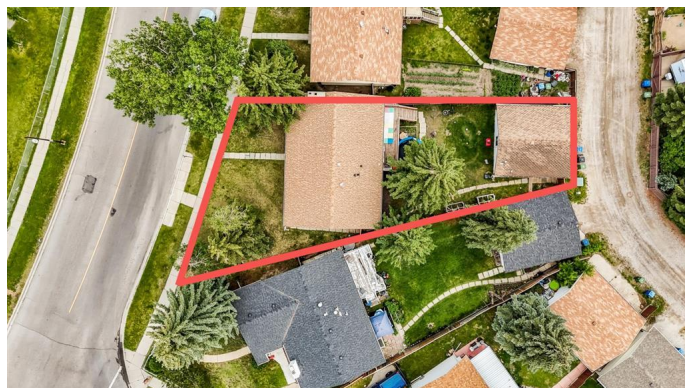
5 Bedroom, 3.00 Bathroom, 1,286 sqft

Residential on 0.16 Acres

Temple, Calgary, Alberta

Welcome to this beautifully updated bi-level home in Temple, with ILLEGAL BASEMENT SUITE with SEPARATE ENTRANCE. Offering a total of 2,361 sq.ft. of finished living space on an impressive 6,813 sq.ft. lot. With vinyl windows throughout and recent interior renovations giving the home a clean, modern feel, this is a great opportunity in a family-friendly location. Perfectly positioned across the street from two schools and a playground, and just steps to public transit, this home blends convenience, comfort, and value in a tree-lined neighbourhood.*** *

The main floor offers 1,286 sq.ft. of open concept living with a bright and welcoming layout. The spacious living room features a vaulted ceiling, wood-burning fireplace, and a stylish paneled accent wall. The adjoining dining area opens onto the back deck through patio doors, making it perfect for indoor-outdoor entertaining. The refreshed kitchen includes high-gloss white cabinetry, a window overlooking the backyard, and a practical breakfast bar offering extra prep and seating space. There are three bedrooms on the main floor, including a generous primary bedroom with its own private ensuite with shower. Two additional bedrooms, a full family bathroom, plenty of storage closets, and a large front foyer with double entry doors complete the main level. This level features modern vinyl plank flooring throughout the main living spaces, with carpet in the bedrooms for added comfort.****



The fully finished illegal basement suite offers great flexibility for multi-generational living or for future legal suite potential (subject to required development approval). It has a separate entrance and offers 1075 sq.ft. of living space. With a newly installed kitchen with modern cabinetry, black hardware, and quartz countertop, along with a dining area and a laundry area with a stacked washer and dryer. A spacious family room boasts two large windows and a fireplace. There's one large bedroom with 2 windows, that could be reconfigured into two separate bedrooms, and a full bathroom with a modern tiled tub surround.****

Outside, the large backyard provides ample space for kids, pets, or gardening. The oversized detached double garage with two overhead doors offers plenty of space for vehicles, storage, or a workshop. ****

This is the perfect investment opportunity with tenants already in place till the end of January 2026.

Check out virtual tour and then book your showing today and find out why this could be a smart move for you!

Built in 1978

Essential Information

MLS® #	A2237452
Price	\$650,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,286
Acres	0.16
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level

Status	Active
--------	--------

Community Information

Address	6507 Temple Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4R4

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	Breakfast Bar, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Treed, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 6th, 2025
Zoning	R-CG

Listing Details

Listing Office 2% Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.