

# **\$649,999 - 28 Templehill Crescent Ne, Calgary**

MLS® #A2238189

**\$649,999**

5 Bedroom, 3.00 Bathroom, 1,101 sqft

Residential on 0.11 Acres

Temple, Calgary, Alberta

Welcome to this fully RENOVATED BUNGALOW with a LEGAL BASEMENT SUITE & DETACHED GARAGE in the heart of Temple NE, perfect for families or investors!

The main floor features a BRIGHT, OPEN FLOOR PLAN with LARGE WINDOWS that fill the space with NATURAL LIGHT, a NEWER KITCHEN with QUARTZ COUNTERTOPS, a SPACIOUS MASTER BEDROOM with a 2-PIECE ENSUITE, TWO ADDITIONAL well-sized BEDROOMS, a FULL 4-piece BATHROOM, and a DINING ROOM with a CONVENIENT LAUNDRY CLOSET. The LEGAL BASEMENT SUITE offers TWO spacious bedrooms, a full 4-piece bathroom, an open-concept living area with a full kitchen (laminate countertops), and laundry facilities in the utility room, which includes a NEWER FURNACE and WATER TANK. Additional upgrades include a recently replaced roof, DURABLE LUXURY VINYL PLANK flooring throughout, FAUX WOOD BLINDS, an OVERSIZED GARAGE, a shed for extra storage, and a LARGE BACKYARD PATIO perfect for relaxing and entertaining, complete with a flower planter to enhance your outdoor oasis. Located within WALKING DISTANCE to SCHOOLS and a SHOPPING PLAZA with NoFrills, and just minutes from major roads! This home is truly MOVE-IN ready. All the work has been done for you! Live upstairs and rent the LEGAL BASEMENT SUITE, or enjoy the entire space as your family grows. Don't miss out on this fantastic



opportunityâ€™welcome home!

Built in 1978

### Essential Information

MLS® #	A2238189
Price	\$649,999
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,101
Acres	0.11
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	28 Templehill Crescent Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4C5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Range, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Central, Fireplace(s), Natural Gas, Wood

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Insert, Wood Burning, Metal, Brass
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 14th, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

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.