

# \$534,900 - 272 Templevale Road Ne, Calgary

MLS® #A2240308

**\$534,900**

5 Bedroom, 3.00 Bathroom, 1,374 sqft

Residential on 0.09 Acres

Temple, Calgary, Alberta

\*\*\*\* A BIG PRICE DROP OF 40K.

MOTIVATED SELLER. \*\*\*\*\* LOCATION,  
LOCATION, LOCATION!

Welcome to this beautiful 2-storey home which sits on a BIG WIDE LOT and has an ILLEGAL basement suite featuring a separate entrance, ideally situated in the heart of Temple. The FRESHLY PAINTED house has BRAND NEW Blinds ,HOT water TANK. and STOVE. Just steps from Father Scollen School and Guy Weadick School, this gem is perfectly located near parks, playgrounds, and conveniently close to bus stops.

This rare find offers 5 spacious bedrooms and 2.5 bathrooms. The main floor boasts a bright and open living and dining area, enhanced by large windows that flood the space with natural light. The kitchen is a chef's dream, featuring stainless steel appliances, an upgraded backsplash, and plenty of storage cabinets. You'll also find a stacked laundry unit and a 2-piece powder room on this level.

Upstairs, there are three generously sized bedrooms, each with ample storage, and a modern 3-piece bathroom.

Don't miss the large ILLEGAL basement suite, which has its own private entrance and laundry. The basement includes a spacious family room, a fully functional kitchen, two bedrooms, and a 3-piece bathroom – ideal for extended family or potential rental income.



Outside, enjoy a huge backyard with a fully fenced private area, perfect for kids or gatherings. To top it all off, this home includes a detached double-car garage.

Located close to all major amenities – schools, grocery stores, parks, and public transit – this property is a rare opportunity and won’t last long!

Call your Realtor today to book a private showing!

Built in 1980

**Essential Information**

MLS® #	A2240308
Price	\$534,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,374
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	272 Templevale Road Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y4W3

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Other
Has Basement	Yes
Basement	Exterior Entry, Finished, See Remarks, Suite

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Other
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 16th, 2025
Days on Market	15
Zoning	R-C1

### Listing Details

Listing Office	URBAN-REALTY.ca
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