

# \$248,000 - 8, 75 Templemont Way Ne, Calgary

MLS® #A2248065

**\$248,000**

3 Bedroom, 2.00 Bathroom, 860 sqft

Residential on 0.00 Acres

Temple, Calgary, Alberta

Attention Investors & First-Time Buyers! Own a 3-Bedroom Home in Calgary for Under \$250,000!

Welcome to #8, 75 Templemont Way—an affordable end-unit bungalow townhouse that's priced right and ready for your personal touch. Featuring three bedrooms, two full bathrooms, and a functional, light-filled layout, this home offers incredible potential to build equity quickly. The main level includes two generously sized bedrooms and a bright living/dining area. Downstairs, the partially finished basement features a third bedroom, a finished full bathroom, and framed walls for a spacious living area—just add flooring to complete the space. With a little TLC, you can transform this property into a stylish, comfortable home. Whether you're a first-time buyer looking to enter the market or an investor seeking a smart opportunity, this one checks the boxes. Vacant, easy to show, and available for quick possession—book your showing today and don't miss this gem of an opportunity!

Built in 1980

## Essential Information

MLS® # A2248065

Price \$248,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	860
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	8, 75 Templemont Way Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5K8

### Amenities

Amenities	Park, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	See Remarks
Appliances	Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance
Lot Description	Corner Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 13th, 2025
Days on Market	47
Zoning	M-C1 d75

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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