

\$449,999 - 40 Temple Place Ne, Calgary

MLS® #A2257318

\$449,999

4 Bedroom, 3.00 Bathroom, 1,202 sqft

Residential on 0.07 Acres

Temple, Calgary, Alberta

Welcome Home!

Renovated & Affordable & Move-In Ready

Tucked away on a quiet cul-de-sac, this charming 2-storey attached home offers incredible value with 3+1 bedrooms, 2.5 bathrooms, and a fully finished basement—perfect for families, first-time buyers, or investors.

? Upgrades & Features

Renovated kitchen with maple cabinets, quartz countertops, stainless steel appliances, and tile flooring

Laminate flooring throughout main level, stairs, and upper floor

Newer high-efficiency furnace, hot water tank, toilet seats & taps

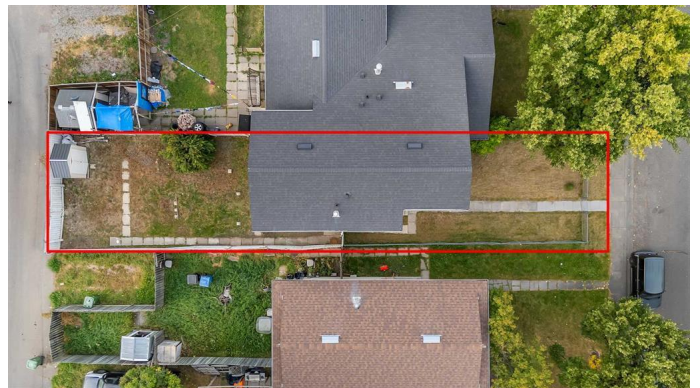
All windows and roof replaced in recent years

Bright & sunny living room with a large picture window

Open kitchen & dining area overlooking the oversized backyard with parking & RV gate

?? Layout

Upper Level: 3 bedrooms + full bath. Spacious



primary bedroom with a large closet & window.

Basement: Additional bedroom, rec room, full bathroom, and convenient stacked laundry.

?? Location Highlights

Walking distance to schools, playgrounds, shopping, and transit

5-minute walk to No Frills grocery store

8-minute walk to LRT station; easy access to Bus 303 & 57

Short drive to Village Square Leisure Centre & Library

This home truly checks all the boxes for comfort, value, and convenience.
?? Call today to book your private showing!

Built in 1977

Essential Information

MLS® #	A2257318
Price	\$449,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,202
Acres	0.07
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	40 Temple Place Ne
---------	--------------------

Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y3R9

Amenities

Parking Spaces	2
Parking	Off Street, RV Access/Parking, Stall

Interior

Interior Features	No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Storage
Lot Description	Back Lane, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Executive Real Estate Services
----------------	--------------------------------

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.