

# \$520,000 - 55 Templeson Way Ne, Calgary

MLS® #A2083231

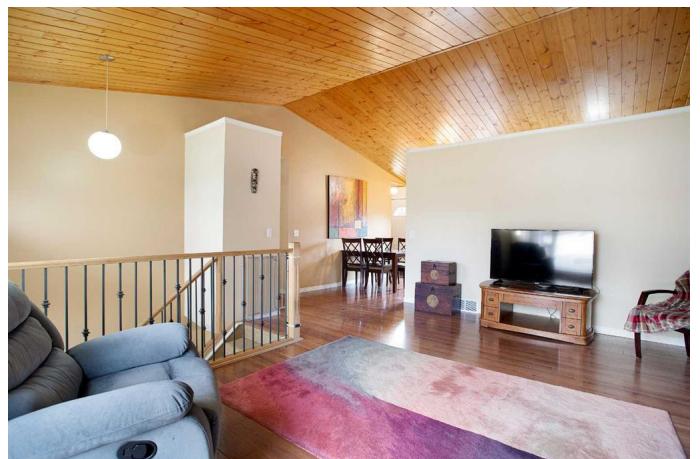
**\$520,000**

5 Bedroom, 3.00 Bathroom, 1,184 sqft

Residential on 0.11 Acres

Temple, Calgary, Alberta

Introducing this charming bi-level in the heart of Temple, a great neighborhood known for its family-friendly atmosphere. Boasting 5 bedrooms and 3 full bathrooms, including an updated 3 piece ensuite, this home offers comfort and space for the whole family. With over 2,200 square feet of developed living space, there's ample room for everyone to unwind. The main level features laminate floors throughout, complemented by a beautiful vaulted wood plank ceiling, creating a warm and inviting ambiance. The living room is adorned with a cozy fireplace, perfect for those chilly evenings. A finished basement provides additional living space, with a separate kitchenette, bedroom and bathroom that could be used as an illegal suite. The basement also features another bedroom and office space outside of the suite area. The recent upgrades include a newer high-efficiency furnace and a new hot water tank (2022). The roof on the house and garage was redone recently as well which offers peace of mind for years to come. Step outside to discover a large backyard with a deck and a relaxing hot tub, creating the perfect space for outdoor entertaining. A double detached garage adds convenience and storage options. Located near schools, parks, and a host of amenities, this property offers both comfort and convenience in an established community. Don't miss out on the opportunity to call this house your new home. Schedule a viewing today!



Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2083231    |
| Price          | \$520,000   |
| Sold Price     | \$515,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,184       |
| Acres          | 0.11        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 55 Templeson Way Ne |
| Subdivision | Temple              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T1Y 5P6             |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, Pantry, See Remarks           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Wood Burning                                                                |
| Has Basement      | Yes                                                                         |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Lane, Back Yard     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Wood                     |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | October 13th, 2023  |
| Date Sold      | November 17th, 2023 |
| Days on Market | 35                  |
| Zoning         | R-C1                |
| HOA Fees       | 0.00                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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