

\$526,000 - 308 Templeton Circle Ne, Calgary

MLS® #A2101455

\$526,000

4 Bedroom, 3.00 Bathroom, 1,122 sqft

Residential on 0.17 Acres

Temple, Calgary, Alberta

COME and SEE this BEAUTIFUL and INCREDIBLE 4-LEVEL SPLIT HOME in TEMPLE! The home features an oversized DOUBLE CAR GARAGE that will keep your cars warm during the cold winter months, and provide EXTRA STORAGE space. The main floor is BRIGHT AND INVITING, with LOTS OF NATURAL LIGHT and WINDOWS, making it A GREAT PLACE TO RAISE YOUR FAMILY, With great value for the price, you won't want to miss out on this opportunity! As you enter the main level, you'll notice the BEAUTIFUL HARDWOOD FLOORING THROUGHOUT the 4th and 3rd levels. The spacious living room and dining room are perfect for hosting large family gatherings. The kitchen has everything you would expect in a home of this caliber, including Dark and Gorgeous MAPLE CABINETRY, STAINLESS STEEL KITCHEN APPLIANCES, and door access to the good-sized COVERED DECK and FULLY FENCED BIG BACKYARD. Upstairs, you'll find a SPACIOUS master bedroom with a 2-piece ensuite, two good-sized bedrooms, and a full 4-piece bathroom. The 3rd level features a HUGE FAMILY ROOM with a cozy fireplace, 2 big windows, a FULL bathroom, the "FOURTH BEDROOM", and laundry. There's PLENTY OF ROOMS FOR THE ENTIRE FAMILY! The lower level is COMPLETELY FINISHED with carpet flooring, AMPLE STORAGE SPACE, and a crawl space to stow away all your belongings neatly.



The lower level also features a HUGE FAMILY AREA, perfect for family movie nights, kids' play space, or POTENTIAL ADDITIONAL BEDROOMS OR FLEX ROOMS. This is a JUDICIAL LISTING. Property is sold " AS IS WHERE IS "with NO representations or warranties. This beauty is truly unlike anything else you can find. Book your private showing now and bring your best offers before it's gone !!! The COURT DATE was moved to FEB. 21 2024 .

Built in 1979

Essential Information

MLS® #	A2101455
Price	\$526,000
Sold Price	\$552,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,122
Acres	0.17
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	308 Templeton Circle Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 3Z2

Amenities

Parking Spaces	2
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Parking	Assigned, Double Garage Detached, Enclosed
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Interior

Interior Features	French Door, See Remarks, Vinyl Windows
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Appliances	None
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Heating	Forced Air, Natural Gas
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Wood Burning
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Playground, Private Entrance, Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Brick, Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	January 14th, 2024
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Date Sold	February 28th, 2024
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Days on Market	45
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Zoning	R-C1
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HOA Fees	0.00
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Listing Details

Listing Office	MaxWell Canyon Creek
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