

\$519,900 - 84 Templemont Circle Ne, Calgary

MLS® #A2111945

\$519,900

4 Bedroom, 3.00 Bathroom, 1,123 sqft

Residential on 0.09 Acres

Temple, Calgary, Alberta

WALKOUT BASEMENT | SEPARATE
ENTRANCE | 2,043 TOTAL SQ FT OF
DEVELOPMENT | LOTS OF PARKING

This meticulously maintained 4-level split residence boasts an array of desirable features, including a convenient walkout basement with a separate entrance and a total of 2043 square feet of thoughtfully developed living space. Ample parking space adds to the practicality of this home. Step into a tastefully updated main level, where a modern living room seamlessly connects to a newer kitchen and dining area. The upper level hosts a renovated 4-piece bath, a generously sized master bedroom with an updated en-suite, and two additional bedrooms. The lower living area is a haven of comfort, featuring a spacious family room illuminated by large windows and a walkout entrance. This level also presents the potential for a secondary kitchen, with rough-ins for plumbing, two expansive rooms that could function as bedrooms, a 3-piece bath, and a dedicated furnace storage room. Numerous updates include: Newer roof house & garage, all windows replaced, except one basement window. Garage ceiling insulated to R 20, roof vented, 11' x 20' deck, south fence was rebuilt, privacy panels were added to deck on 8 x 12 deck, two 8 x 12 awnings over decks. Hardwood flooring in living room and master bedroom kitchen nook. Tiled front entrance and pantry floors. Main bath and en suite tiled, en suite shower enclosure. kitchen replaced with maple raised panel, doors, and



drawers, countertops, and backsplash. New Smoke detectors. Attic installation topped up to R40. Return air duct to basement floor. Hoyme damper put in furnace fresh air duct, only opens when heat is required. 220 line into garage for electric heater. Garage roughed gas line. Main bath shower was totally redone with new tile and membrane behind tile to prevent leaks and new window has plexiglass panel to prevent water intrusion from shower head. en suite, bath, ceiling and main bath ceiling over tub were painted with epoxy paint and sealed. Most of the doors were replaced with new hardware throughout. DON'T MISS OUT!

Built in 1980

Essential Information

MLS® #	A2111945
Price	\$519,900
Sold Price	\$540,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,123
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	84 Templemont Circle Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5A9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Ceiling Fan(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 4th, 2024
Date Sold	March 15th, 2024
Days on Market	10
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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