

# \$555,000 - 52 Templeby Drive Ne, Calgary

MLS® #A2122136

**\$555,000**

4 Bedroom, 3.00 Bathroom, 1,234 sqft

Residential on 0.12 Acres

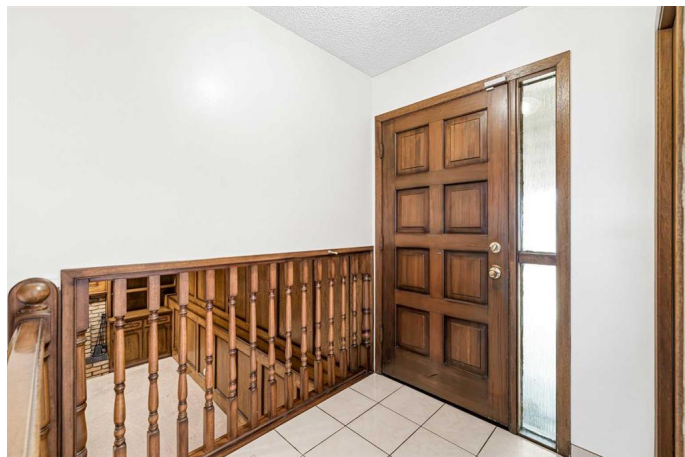
Temple, Calgary, Alberta

"Lovingly maintained for over 40 years by the original owners and nestled against a verdant greenspace, this home is a gem in a family-friendly neighborhood, near parks and schools. Ideal for both daily living and weekend entertaining, it features a functional layout. The main floor boasts a spacious kitchen, living room, and dining area with sliding doors opening onto a covered patio and a low-maintenance backyard. Upstairs, find two generously-sized bedrooms and a 5-piece bathroom with double sinks, ideal for sharing. The expansive primary suite includes a 3-piece bathroom. The lower level offers a cozy family room with elegant woodwork and a fireplace, plus a third bedroom with large windows and ample closet space. Also on this level are a convenient laundry room and a 2-piece bathroom, with direct backyard access. The basement is developed into a large recreational space, complete with additional storage and a substantial utility area. This home boasts tremendous potential in a sought-after location."

Built in 1980

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2122136  |
| Price      | \$555,000 |
| Sold Price | \$611,000 |
| Bedrooms   | 4         |



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,234         |
| Acres          | 0.12          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 52 Templeby Drive Ne |
| Subdivision | Temple               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T1Y 5G7              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | See Remarks                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Gas Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Family Room, Gas                                                   |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full, Partially Finished                                 |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Frame           |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 12th, 2024  
Date Sold                        April 16th, 2024  
Days on Market                4  
Zoning                            R-1  
HOA Fees                        0.00

**Listing Details**

Listing Office                    Real Broker

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