

# \$464,900 - 53 Templemont Drive Ne, Calgary

MLS® #A2142652

**\$464,900**

5 Bedroom, 4.00 Bathroom, 1,236 sqft  
Residential on 0.05 Acres

Temple, Calgary, Alberta

Welcome to this exquisite designer home—a 2 Story duplex nestled in the desirable community of Temple. Containing over 1700 sqft of living space, this rare find features a total of 5 bedrooms and 4 bathrooms, including a finished basement and a charming deck that adds to its unique appeal. Conveniently located close to all amenities, the main floor greets you with a half bath, a beautiful living room warmed by a fireplace, a dining area, and a spacious kitchen that opens onto the deck. Recently upgraded with stylish vinyl flooring throughout the main floor and in all bathrooms, this home offers both durability and modern aesthetics. Upstairs, you'll find the primary bedroom complete with an ensuite 2 pc bathroom, alongside two generously sized additional bedrooms—all adorned with plush carpeting throughout. The lower level offers even more with two bedrooms, a full bathroom, laundry facilities, and a mechanical room. This property holds immense potential—don't miss your chance to make it yours. Contact your Realtor today to schedule a showing. Best of luck!

Built in 1981

## Essential Information

MLS® #	A2142652
Price	\$464,900



Sold Price	\$471,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,236
Acres	0.05
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

### **Community Information**

Address	53 Templemont Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4Z5

### **Amenities**

Parking Spaces	1
Parking	Off Street

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Street Lighting,

	Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 18th, 2024
Date Sold	June 27th, 2024
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

### **Listing Details**

Listing Office      Real Estate Professionals Inc.

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