

\$460,000 - 239 Templemont Drive Ne, Calgary

MLS® #A2151371

\$460,000

3 Bedroom, 2.00 Bathroom, 903 sqft

Residential on 0.06 Acres

Temple, Calgary, Alberta

Finding the perfect starter home can be a daunting task, but 239 Templemont Dr NE effortlessly meets all the criteria of a desirable first home. Ideally located just steps away from schools, shopping, and public transportation, this property combines convenience, comfort, and modern amenities to create a welcoming haven for new homeowners. The location of 239 Templemont Dr NE is one of its most appealing attributes. Situated in a well-connected neighborhood, the home is mere steps from essential amenities such as schools, shopping centers, and public transportation. This prime location ensures that daily errands and commutes are not only convenient but also time-efficient, allowing homeowners to enjoy more leisure time with family and friends. Whether it's a quick trip to the grocery store or an easy walk to school, the accessibility of this home enhances the quality of life for its residents.

The main level of the home boasts an open floor plan that exudes warmth and hospitality. The bright living room, accentuated by a charming corner fireplace, serves as the heart of the home, providing a cozy atmosphere for relaxation and social gatherings. Adjacent to the living room is the dining room, which seamlessly integrates into the layout, making it ideal for family meals and entertaining guests. The galley kitchen is a model of efficiency and functionality, offering ample storage and counter space for culinary endeavors. The 4-piece main bathroom features modern



fixtures and a clean, elegant design that adds to the overall appeal of the home. Two spacious bedrooms on the main level provide comfortable and private living spaces, perfect for rest and rejuvenation. The fully finished lower level extends the living space, offering a large family room that can be adapted for various recreational activities or transformed into a home theater. This flexibility makes it an excellent area for both everyday use and special occasions. Additionally, the lower level includes a convenient 3-piece bathroom and a third bedroom, making it ideal for accommodating guests, creating a home office, or providing additional space for family members. The outdoor area of 239 Templemont Dr NE is equally impressive. The landscaped yard is fully fenced, ensuring privacy and security, while the cozy covered patio provides an inviting space for outdoor dining, relaxation, and entertaining. Whether enjoying a morning coffee, hosting a summer barbecue, or simply unwinding after a long day, this outdoor space enhances the home's charm and livability. 239 Templemont Dr NE stands out as an excellent starter home, offering a perfect blend of location, design, and functionality. Its thoughtful layout, modern amenities, and inviting outdoor space make it an ideal choice for first-time homeowners or those looking to downsize. The home is move-in ready and waiting for its new owners to create lasting memories within its walls. Don't miss out on this fantastic opportunity. Book your private viewing today and

Built in 1979

Essential Information

MLS® #	A2151371
Price	\$460,000

Sold Price	\$442,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	903
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	239 Templemont Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y5A1

Amenities

Parking	Off Street
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Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Other, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed July 21st, 2024
Date Sold August 9th, 2024
Days on Market 19
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office Real Broker

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