

# \$649,900 - 88 Templeson Way Ne, Calgary

MLS® #A2168346

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,203 sqft

Residential on 0.12 Acres

Temple, Calgary, Alberta

Discover the charm of 88 Templeson Way! This stunning 4-level split next to green space/park has over 2,100 sq. ft. of living space and a separate entrance on a HUGE LOT, offers a perfect blend of style and practicality. Step onto gleaming hardwood floors and relax by the wood-burning fireplace, while abundant natural light streams through newer triple-pane windows dressed with Hunter Douglas coverings. Outside, the immaculate backyard is a serene retreat with fruit trees and ample space for summer gatherings. The front features a removable wheelchair-accessible entrance, and an oversized double detached garage completes this home, offering both comfort and convenience. Don't miss adding this to your MUST SEE list.

Built in 1981

## Essential Information

MLS® #	A2168346
Price	\$649,900
Sold Price	\$635,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,203
Acres	0.12



Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

### **Community Information**

Address	88 Templeson Way Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5P9

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Vinyl Windows, Laminate Counters, No Animal Home, Natural Woodwork, Separate Entrance, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Freezer, Garage Control(s), Other, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Walk-Up To Grade

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Dock, Playground
Lot Description	Back Lane, Rectangular Lot, Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 25th, 2024
Date Sold	October 25th, 2024
Days on Market	28
Zoning	R-C1
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX Complete Realty
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