

\$574,000 - 220 Templewood Road Ne, Calgary

MLS® #A2171388

\$574,000

3 Bedroom, 3.00 Bathroom, 1,668 sqft
Residential on 0.12 Acres

Temple, Calgary, Alberta

Imagine finally stepping into the market and owning a place to call your own—this bright, spacious, and fully developed 3-level split in the beloved community of Temple is your chance to do just that. It's one of those rare finds, where affordability meets comfort, making it perfect for first-time buyers eager to turn the key on their dreams. For savvy investors, it's an excellent opportunity to secure a solid rental property in a well-established neighborhood with long-standing appeal.

As you walk through the front door, you're greeted by an abundance of natural light that fills the home, setting a warm and welcoming tone. The main living area offers an open flow from the living room into the dining space—ideal for family dinners or hosting friends. The bright kitchen is where you'll envision Sunday brunches, complete with plenty of room for cooking up your favorite meals. Head down to the cozy family room, where a charming wood-burning fireplace invites you to curl up with a book or enjoy a movie night. Patio doors open onto a deck, just waiting for summer BBQs and morning coffees as the sun rises.

The upper level features three generous bedrooms, including a primary suite with its own 2-piece ensuite for a touch of privacy. With three bathrooms in total, everyone has their own space to get ready in the morning,



making busy weekdays a little smoother.

The location is a dreamâ€”within walking distance to schools, shopping, and the Village Square Leisure Centre, where you can enjoy everything from swimming to skating. Commuting is a breeze with nearby transit options and quick access to main roads.

This home is move-in ready and just waiting for someone to make it their own. With immediate possession available, you can start this new chapter sooner than you think. Whether youâ€™re a first-time buyer ready to put down roots or an investor seeking a reliable rental, this gem in Temple offers the perfect balance of comfort and opportunity. Donâ€™t let this last affordable option slip awayâ€”make it yours today!

Built in 1979

Essential Information

MLS® #	A2171388
Price	\$574,000
Sold Price	\$555,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,668
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	220 Templewood Road Ne
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Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4G9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Parking Pad

Interior

Interior Features	High Ceilings, See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Irregular Lot, Landscaped
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2024
Date Sold	December 10th, 2024
Days on Market	62
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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