

# \$499,900 - 54 Templegreen Road Ne, Calgary

MLS® #A2228394

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,201 sqft

Residential on 0.07 Acres

Temple, Calgary, Alberta

LOCATION, LOCATION, LOCATION! This charming 3-bedroom, 2-story corner lot home has it all—comfort, convenience, and community. Ideally located right across the street from a school, park, community center, baseball diamonds, soccer fields, and tennis courts, your family will enjoy endless options for recreation just steps from your front door. Plus, with a bus stop just around the corner, commuting is quick and easy. Step inside to a freshly painted interior that feels warm and welcoming. The bright and cozy living room flows into a sun-filled dining area and open kitchen, complete with plenty of cabinets and newer appliances—perfect for family meals and entertaining. Upstairs, you™ll find three spacious bedrooms and a shared 3-piece bathroom, providing plenty of space for everyone to unwind. The partially finished basement is full of potential—use it as a playroom, home gym, or extra living space to suit your lifestyle. Outside, the fully fenced yard offers privacy and room to relax, while the single detached garage adds convenience and extra storage. With its unbeatable location, thoughtful updates, and family-friendly layout, this home is a rare find. Don™t miss out—schedule your private showing today and imagine the possibilities!

Built in 1980

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2228394    |
| Price          | \$499,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,201       |
| Acres          | 0.07        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 54 Templegreen Road Ne |
| Subdivision | Temple                 |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T1Y 4Y8                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan      |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator |
| Heating           | Forced Air                                           |
| Cooling           | None                                                 |
| Has Basement      | Yes                                                  |
| Basement          | Full, Partially Finished                             |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Corner Lot      |
| Roof              | Asphalt Shingle |

|              |                         |
|--------------|-------------------------|
| Construction | Wood Frame, Wood Siding |
| Foundation   | Poured Concrete         |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 13             |
| Zoning         | R-CG           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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