

# \$639,900 - 96 Templehill Drive Ne, Calgary

MLS® #A2228370

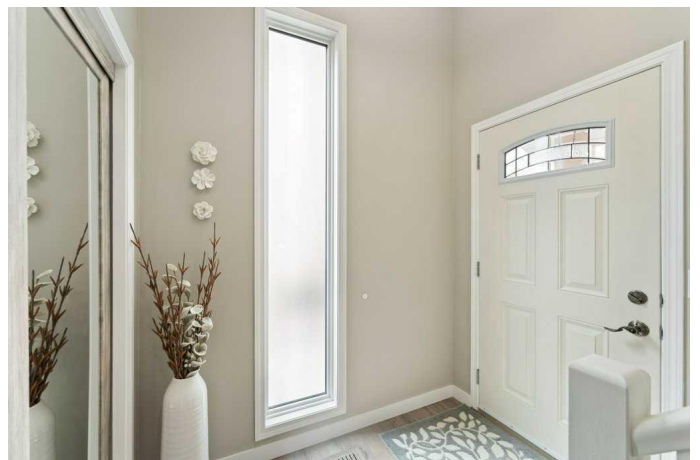
**\$639,900**

4 Bedroom, 3.00 Bathroom, 1,050 sqft

Residential on 0.09 Acres

Temple, Calgary, Alberta

Welcome to 96 Templehill Drive NE, a beautifully updated and move-in-ready 4-bedroom home offering over 1800 sq ft of developed living space, located in the heart of Calgary's desirable Temple community. Thoughtfully renovated from top to bottom, this property blends modern style with everyday functionality, perfect for families or first-time buyers. Step inside to a bright and spacious layout filled with natural light. The modern kitchen features custom cabinetry, quartz countertops, and stainless steel appliances, making it as beautiful as it is functional. The luxury vinyl plank flooring throughout the main level and stairs adds durability and elegance, while the plush basement carpet offers comfort for family living. Cozy up to the gas fireplace on cooler evenings, and stay comfortable year-round with the added bonus of central air conditioning. This home boasts 2.5 fully renovated bathrooms, complete with custom vanities, quartz counters, medicine cabinets, modern mirrors, and luxury bidets. Both the main and basement bathrooms include heated floors, offering a luxurious upgrade. New interior doors throughout the home enhance the living space with a fresh and modern look. The high-efficiency furnace, installed in December 2024, and the hot water tank from 2024, ensure energy efficiency and reliability. An artificial turf "Puppy Play" area offers a low-maintenance space for pets and comes with a warranty valid until October 2030. Lux-brand windows and exterior doors have



been installed to improve energy efficiency across the property. The oversized double detached garage provides ample workspace and additional storage for all your tools and equipment.

Enjoy the south-facing backyard for all-day sun, and a two-tier deck that is perfect for entertaining or relaxing outdoors. Located on a quiet street, this home is just steps from schools, shopping, transit, the community centre, and tennis courts, everything your family needs within easy reach. Donâ€™t miss your opportunity to own this fully renovated gem in a well-established and amenity-rich neighbourhood!.

Built in 1978

**Essential Information**

MLS® #	A2228370
Price	\$639,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,050
Acres	0.09
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	96 Templehill Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4C3

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bidet, Closet Organizers, Quartz Counters, Soaking Tub, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Glass Doors, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Low Maintenance Landscape, Paved, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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