

# \$475,000 - 196 Templevale Road Ne, Calgary

MLS® #A2230284

**\$475,000**

3 Bedroom, 2.00 Bathroom, 760 sqft

Residential on 0.07 Acres

Temple, Calgary, Alberta

Beautifully renovated over the years from top to bottom, this original-owner bi-level home offers tremendous value in a compact package!Â Featuring many updates throughout including most windows, a high-efficient furnace, central air conditioning, on-demand hot water, roof shingles on both house and garage in the past 10 years, and much more! Gleaming hardwood floors adorn the main level which features a renovated eat-in kitchen boasting granite counters, a gas range and corner pantry.Â The adjoining living room, featuring a gas fireplace, is bathed in natural light thanks to large south-facing windows.Â Two bedrooms a full bathroom complete the upper level.Â The lower level includes a private exterior entrance with direct access to the side yard, providing future rental potential or extended family living. The stunning primary bedroom offers a generous walk-in closet and a luxurious en-suite with heated floors, a custom-tiled shower, and deep air-jetted soaker tub. The spacious family room features another gas fireplace, wet bar, and large above-grade windows that bring in plenty of natural light. The heated 18'x22' detached garage, currently set up with a single overhead door, offers the potential to convert into a double garage. Located just a short walk from Annie Foote Elementary School (K-6), parks, playgrounds, public transit, and other great amenities. Don't miss out! contact your favorite Realtor today to schedule a viewing!



Built in 1979

## Essential Information

MLS® #	A2230284
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	760
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	196 Templevale Road Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4W2

## Amenities

Parking Spaces	2
Parking	Oversized, Single Garage Detached
# of Garages	1

## Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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