

# \$625,000 - 344 Templeside Circle Ne, Calgary

MLS® #A2235061

**\$625,000**

4 Bedroom, 3.00 Bathroom, 1,276 sqft

Residential on 0.13 Acres

Temple, Calgary, Alberta

Nestled in the heart of Temple's established and welcoming neighborhood, this beautifully maintained home offers the perfect blend of thoughtful updates and timeless value. Step inside and immediately feel at ease with major upgrades already completed for your peace of mind—including a new roof, water tank, and garage door, all in 2023. The furnace, updated in 2019, ensures comfort through Calgary's coldest winters, while the brand-new fence (May 2025) adds charm and privacy to your spacious backyard. The kitchen features elegant granite counters (2022) and a built-in microwave above the range, ideal for everyday convenience. Fresh paint throughout the dining, kitchen, and living room (2024) creates a bright and inviting atmosphere, enhanced by large bay windows and an abundance of natural light. Additional improvements include leaf filters (2023), fascia and eavestrough replacements (2021), and a newly redone driveway (August 2023). With a parking pad in the back, solid bones, and a layout full of potential, this move-in-ready gem is close to schools, shopping, and all essential amenities—offering both immediate comfort and long-term value. Book your showing today, as you do not want to miss out on this opportunity!

Built in 1977

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2235061      |
| Price          | \$625,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,276         |
| Acres          | 0.13          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 344 Templeside Circle Ne |
| Subdivision | Temple                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T1Y 3L9                  |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 5                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Natural Woodwork, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Granite Counters                    |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Central, Natural Gas                                                                                                                          |
| Cooling           | None                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Crawl Space, Finished, Full                                                                                                                   |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                               |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Street Lighting, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Stucco, Vinyl Siding, Brick, Wood Siding                                     |
| Foundation        | Poured Concrete                                                              |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 64              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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