

\$499,900 - 33 Templeton Bay Ne, Calgary

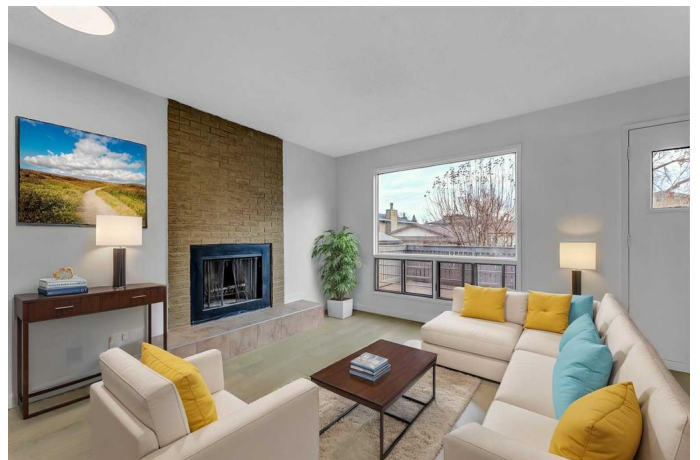
MLS® #A2197170

\$499,900

5 Bedroom, 4.00 Bathroom, 1,315 sqft
Residential on 0.06 Acres

Temple, Calgary, Alberta

UNDER \$500k FOR A DETACHED HOME!!
NUMEROUS UPDATES AND RENOVATIONS
| ILLEGALLY SUITED | SEPARATE
ENTRANCES | SEPARATE LAUNDRY | ON A
QUIET CUL-DE-SAC | LARGE
SOUTH-FACING BACKYARD | GREAT
LOCATION! Updated illegally suited detached
home for under \$500K!!!! Ideally situated on a
quiet cul-de-sac with a sunny south-facing
backyard. This home has it all! A clean, neutral
and modern colour pallet immediately
impresses upon entry as does the updated
wide planking flooring found throughout the
main and upper levels. The living room is
bright and airy with extra windows that stream
in natural light. Clear sightlines into the dining
room are perfect for entertaining. Beautifully
updated, the kitchen inspires culinary
adventures featuring stainless steel appliances
and sleek full-height cabinets. Gather in front
of the charming wood-burning fireplace in the
adjacent family room with backyard views
creating an inviting space to sit back and relax.
An updated powder room and a separate
laundry area (no need to share with the lower
level!) complete this level. Retreat at the end
of the day to the primary oasis with its own
private balcony encouraging peaceful morning
coffees and evening beverages before bed. An
updated ensuite means no more stumbling
down the hall in the middle of the night! Both
additional bedrooms on this level are spacious
and bright, sharing the updated 4-piece main
bathroom. Completely private from the rest of



the home is the illegally suited basement with a separate entrance and separate laundry. This level also includes a neutral colour pallet, an updated kitchen with stainless steel appliances, a large living room, a 4-piece bathroom, a spacious bedroom and a den that would be great for work, study or for guests. The sunny, south-facing backyard brings the outdoors to life with lots of grassy play space for kids and pets plus an expansive deck for unwinding. Situated in an outstanding location close to Guy Weadick School, Annie Foote School, and Lester B. Pearson High School. Within walking distance to the community centre, sports courts, ice rink, exercise park and extensive regional bike paths. The always popular Village Square Leisure Centre is a quick 5 minute drive away. The home is vacant and can easily accommodate a quick closing!

Built in 1981

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2197170 |
| Price | \$499,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 2 |
| Half Baths | 2 |
| Square Footage | 1,315 |
| Acres | 0.06 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 33 Templeton Bay Ne |
| Subdivision | Temple |

| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T1Y 4Y4 |

Amenities

| | |
|----------------|-------------------------|
| Parking Spaces | 2 |
| Parking | Parking Pad, Off Street |

Interior

| | |
|-------------------|--|
| Interior Features | Open Floorplan, See Remarks, Separate Entrance, Soaking Tub, Storage, Low Flow Plumbing Fixtures |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full, Suite, Exterior Entry |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Cul-De-Sac, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 5th, 2025 |
| Days on Market | 9 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|----------------|
| Listing Office | LPT Realty ULC |
|----------------|----------------|

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