

# **\$575,000 - 52 Templewood Drive Ne, Calgary**

MLS® #A2238590

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,202 sqft

Residential on 0.15 Acres

Temple, Calgary, Alberta

Endless Potential on a Prime Corner Lot! This AIR CONDITIONED 4-level split is the perfect opportunity to get into a larger home (total of 2233 sq ft) & make it your own. Located on an over-sized CORNER lot, the home features BOTH an Oversized ATTACHED DOUBLE as well as a SINGLE DETACHED GARAGE. The fully fenced yard is private & functional with plenty of space to relax, garden or entertain.

Inside, the layout is both functional & well designed. The main floor features a bright living & dining area highlighted by a large bay window, while the spacious kitchen offers its own bay window, adding even more natural light & charm.

Upstairs, youâ€™ll find three bedrooms, a full main bathroom & a FULL ENSUITE BATHROOM in the primary bedroom.

The third level includes a cozy family room with a WOOD BURNING FIREPLACE, 4th bedroom/office, a 2-piece bathroom & a separate entrance with direct backyard access, a great setup for multigenerational living or future development potential.

The location may surprise you- while the home is near 52 Street, it's set back on a quiet residential street that provides a buffer from traffic. The front yard feels safe & tucked away, peaceful enough for kids to ride bikes or shoot hoops in the driveway.



You're a few min walking distance to both Guy Weadick (G 6) & Dr. Gordon Higgins School (G 9). And Lester B. Pearson (G 10) & Village Sq Leisure Centre are just a 5-min drive away, offering access to a wave pool, gym, library & more.

Additional Highlights: New VINYL fencing, freshly PAVED ALLEY & the Hot Water tank was replaced 3 years ago. The Furnace, Air Conditioning & bedroom Windows are all less than 9 yrs old.

This is a SOLID HOME WITH GREAT BONES that is ready for your updates & ideas.

Why Temple?? Temple is a family-focused, culturally diverse neighbourhood with a strong sense of community. The Temple Community Association is active year-round, offering seniors' coffee, yoga, bingo, youth camps, kids' dances & annual events like Temple Days & community clean-ups. There's also a local community hall, gym, skating rink, tennis & basketball courts, all adding to the lifestyle value.

This home delivers space, flexibility & strong long-term potential, all in an established Calgary neighbourhood.

Built in 1978

**Essential Information**

MLS® #	A2238590
Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,202
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	52 Templewood Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4G8

### Amenities

Parking Spaces	5
Parking	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front, Garage Faces Rear, Oversized, Single Garage Detached
# of Garages	3

### Interior

Interior Features	No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Mantle, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Standard Shaped Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Masters
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