

# \$449,000 - 64 Templeby Way Ne, Calgary

MLS® #A2238951

**\$449,000**

4 Bedroom, 2.00 Bathroom, 1,209 sqft

Residential on 0.06 Acres

Temple, Calgary, Alberta

OPEN HOUSE \*\*\* Saturday 3 - 5, Sunday 1 - 3 PM\*\*\*. Welcome to this stylish and move-in-ready 2-storey home located in a prime location in Temple, just steps away from schools, shopping, parks, and public transit. With 4 bedrooms, 1.5 bathrooms, and a fully finished basement, this home offers the perfect combination of comfort, functionality, and convenience. The main floor features a bright, open layout with new laminate flooring (2023), a spacious living area, and a modern kitchen equipped with granite countertops, tile backsplash, updated cabinetry, and stainless steel appliances. A convenient half bathroom completes the main level. Upstairs, you'll find four generously sized bedrooms and a full 4-piece bathroom—ideal for growing families. The finished basement includes a cozy family room, perfect for relaxing, entertaining, or creating a kids' play space or home office. Enjoy the outdoors in the large fenced backyard, with plenty of space for gardening, play, or future garage development. Recent upgrades include a new furnace, a newer roof, and stylish modern finishes throughout.

Built in 1980

## Essential Information

MLS® #                   A2238951

Price                     \$449,000

Bedrooms               4



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,209
Acres	0.06
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	64 Templeby Way Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y5N8

### **Amenities**

Parking Spaces	4
Parking	Off Street

### **Interior**

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed July 10th, 2025

Days on Market 2

Zoning R-CG

### **Listing Details**

Listing Office CIR Realty

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