

# \$479,000 - 65 Templemont Road Ne, Calgary

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MLS® #A2211693

**\$479,000**

4 Bedroom, 2.00 Bathroom, 998 sqft  
Residential on 0.08 Acres

Temple, Calgary, Alberta

4 BEDS | 2 BATHS | NORTH FACING |  
CORNER LOT | SINGLE GARAGE | LOW  
PRICE | Discover the perfect blend of comfort  
and convenience in this charming 4-bedroom,  
2-bathroom home nestled in a vibrant Calgary  
neighborhood. This welcoming corner lot offers  
a fenced yard that ensures privacy and a safe  
play area for kids or pets, alongside a tidy  
single car garage.

Step inside to find a well-maintained interior  
featuring an inviting illegal basement suite that  
presents a lucrative opportunity for rental  
income or a cozy hideaway for guests. Each  
bedroom, including a spacious primary  
bedroom, boasts ample natural light and  
storage, crafting a serene retreat from the  
busy world outside.

The heart of the home, the kitchen, overlooks  
the bustling neighborhood, offering a warm  
space to cook and connect. Adjacent to this,  
the living area provides a relaxing backdrop for  
family gatherings and quiet evenings alike.

Location is key, and this home is perfectly  
placed. Just a stroll away, you can catch a bus  
at the 44th Avenue NE Station, or pick up  
groceries at Ok General Foods. The close  
proximity to Yoel Secondary School makes  
this an ideal spot for families.

Outdoor enthusiasts and social butterflies will  
appreciate the local parks and community



centers that host activities year-round.  
Whether youâ€™re investing for the future or looking for a place to call your own, this property promises both potential and peace of mind in a friendly neighborhood. Delight in the thought that this could be your next home sweet home.

Built in 1980

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2211693               |
| Price          | \$479,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 998                    |
| Acres          | 0.08                   |
| Year Built     | 1980                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 65 Templemont Road Ne |
| Subdivision | Temple                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T1Y 5A4               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

**Interior**

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | No Animal Home, No Smoking Home |
|-------------------|---------------------------------|

|                 |                                                      |
|-----------------|------------------------------------------------------|
| Appliances      | Dishwasher, Electric Stove, Range Hood, Refrigerator |
| Heating         | Forced Air                                           |
| Cooling         | None                                                 |
| Fireplace       | Yes                                                  |
| # of Fireplaces | 1                                                    |
| Fireplaces      | Gas                                                  |
| Has Basement    | Yes                                                  |
| Basement        | Full, Suite                                          |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                     |
| Lot Description   | Back Lane, Corner Lot, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                    |
| Construction      | Brick, Wood Frame, Wood Siding                     |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 17               |
| Zoning         | R-CG             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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