



GRASSROOTS
REALTY GROUP

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442 Templeview Drive NE
Calgary, Alberta

MLS # A2230596



\$455,000

Division:	Temple		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,132 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Welcome to this beautifully renovated home in the vibrant community of Temple, located in Northeast Calgary. This well-maintained 2-storey residence offers 1,562 sq ft of thoughtfully designed living space, bathed in abundant natural light from the moment you enter through the inviting front entrance and throughout the open-concept living and dining areas. The main level is immediately impressive with its crisp off-white walls and sun-drenched corners, creating a warm and cheerful ambiance. As you walk across the elegant wood laminate flooring, you'll discover a modern kitchen featuring sleek white cabinetry, a stylish backsplash, silver hardware, black laminate countertops, and stainless steel appliances—a perfect setup for preparing family meals and hosting gatherings. Also on the main floor is a convenient 2-piece powder room, ideal for guests and entertaining. Upstairs, you'll find a peaceful retreat for the entire family with three spacious bedrooms and a beautifully finished 5-piece bathroom with double vanities, making busy mornings more efficient and comfortable for everyone. Downstairs, the fully developed basement offers a huge recreation room or second family space, ideal for game nights or cozy movie evenings. It also includes a fourth generously sized bedroom, perfect as a guest suite, along with a third full bathroom—an excellent option for extended stays. The laundry area is conveniently located in the utility room. New furnace installed in 2024. The community of Temple is well-positioned near key employment hubs such as Calgary International Airport and the Northeast Industrial District. It also offers close proximity to recreational amenities like Village Square Leisure Centre and scenic regional bike paths. Families will appreciate the variety of schools nearby, as well as access to the Temple Community Hall, a venue for

local events and neighborhood gatherings. Don't miss this great investment opportunity—book your private tour today!