



GRASSROOTS
REALTY GROUP

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415 Templeton Road NE
Calgary, Alberta

MLS # A2276997



\$649,000

Division:	Temple		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,204 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry		

Inclusions: None

RARE CHANCE TO OWN SPACIOUS - FRONT ATTACHED GARAGE IN BEAUTIFUL & QUIET STREET in TEMPLE | NEW FLOORING, PAINTING | NEWER 2 KITCHENS | NEWER WINDOWS | NEWER SHINGLE ROOF | SUNROOM WITH FURNACE | HEATED, INSULATED GARAGE | 5 BEDS, 3.5 BATH | LOT OF STORAGE Welcome to 415 Templeton Road NE – A Beautifully Updated Family Home in the Heart of Temple! This is a 4-level split detached home with 5 bedrooms, 3.5 bathroom, 2 kitchens offering comfort, space and exceptional value. On entering the house, the large foyer welcomes you to a bright and spacious living room. Open concept with large windows allowing plenty of natural light throughout. The kitchen on the main floor is functional with stainless steel appliances, ample cabinetry and dining space. It has a sliding door opening to a sunroom which expands your living space immensely. The first floor boasts 3 generous bedrooms and 2 full bath, including a primary and 3pc ensuite bathroom providing comfort and flexibility for your family. On the lower level there is a large family room with a cozy fireplace and another kitchen. Going down is the basement where you can find 2 very good-sized bedrooms and a full bathroom. The house comes with an attached double garage, a private yard with BBQ gas line for summer entertainment. 4 level split house like this is rare to find. It offers a unique layout that combines space, privacy, and functionality—making it a popular choice for families and multi-generational living. With separate yet connected spaces, hosts can entertain guests while maintaining quiet zones elsewhere in the home. Located close to schools, parks, shopping, public transit, and major roadways, with quick commutes to downtown and the airport. A great opportunity to own in an established NE

Calgary neighborhood—don’t miss your chance to call 415 Templeton Road NE home!