



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

247 Templewood Road NE
Calgary, Alberta

MLS # A2289527



\$600,000

| | | | |
|------------------|---------------------------------|---------------|-------------------|
| Division: | Temple | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,655 sq.ft. | Age: | 1978 (48 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Central | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Chandelier, Granite Counters | | |

Inclusions: None

Welcome to 247 Templewood Road NE, nestled in the heart of Temple, a well established and family friendly community in Calgary's northeast. Situated on a quiet street, this beautifully maintained 4 bedroom, 2.5 bathroom home offers the perfect blend of comfort, space, and thoughtful upgrades throughout. From the inviting curb appeal to the spacious layout designed for growing families, every detail reflects pride of ownership. The generous living and dining areas are ideal for everyday living and entertaining, while the tastefully updated kitchen and bathrooms add both style and functionality. Newer windows fill the home with natural light and improve efficiency, and a brand new fence enhances privacy in the backyard, creating the perfect setting for summer gatherings, kids, or simply relaxing outdoors. The fully heated detached double car garage is a standout feature for Calgary winters, offering year round convenience, storage, or workspace. Located close to schools, parks, transit, shopping, and major roadways, this move in ready home delivers exceptional value in a strong, established community.