



**52 Templeby Way NE
Calgary, Alberta**

MLS # A2294767



\$460,000

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,223 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: See Schedule A in Supplements

Welcome to this well-maintained and freshly painted, move-in-ready home in the established community of Temple, offering incredible value for first-time buyers, investors, or families. Central air conditioning is present (not warranted by seller), and upgraded attic insulation (R-60) helps improve year-round comfort and energy efficiency. A hot water tank replaced in 2024 adds excellent value and peace of mind. The main floor features a spacious living room filled with natural light, a functional kitchen with ample storage, and a dining area with direct access to the deck—perfect for entertaining family and friends. Upstairs, you’ll find three well-sized bedrooms, including a primary bedroom overlooking the front, along with a full 4-piece bathroom. The basement offers additional flexibility with a finished room/den, ideal for a home office, gym, or extra living space, along with additional space ready for your personal touch. Located directly across from a park and Father Scollen School, this home is perfectly situated for families. Enjoy quick access to Stoney Trail, nearby shopping, public transit, and everyday amenities. Includes appliances, window coverings, two TVs, soundbar, and additional items as outlined in Schedule A. Estate sale; property currently occupied by family members. A great opportunity to own a well-located home with solid upgrades and future potential.