



**488 Templevale Drive NE
Calgary, Alberta**

MLS # A2298146



\$560,000

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,172 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Few Trees, Gazebo, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance		

Inclusions: N/A

Welcome to this spacious and well-maintained 1,172 sq. ft. bungalow in the heart of Temple. This property offers a rare combination of significant recent upgrades, massive parking capacity, and a functional layout designed to maximize rental potential or accommodate a large family. The Main Floor The sun-filled main level features a large living area centered around a classic stone fireplace. The kitchen has been updated with a brand-new stove and offers plenty of solid wood cabinetry. You’ll find three generous bedrooms and one and a half bathrooms on this level, all benefiting from windows that are only 1 year old, ensuring energy efficiency and peace of mind for years to come. The Lower Level The fully finished basement features an illegal suite with a separate entrance, making it a perfect mortgage helper. This level includes: Two additional large bedrooms and a full bathroom. A second kitchen with all appliances less than 1 year old. Durability and comfort with 1-year-old vinyl flooring and 3-year-old carpet. Mechanical reliability with two hot water tanks. Outdoor Living & Parking Step outside to find unique outdoor spaces, including two covered patios (one on each side of the home), ideal for year-round grilling or lounging. The exterior is a commuter’s dream, boasting a massive parking pad along with a good-sized double detached garage, providing ample room for multiple vehicles, RVs, or work trucks. Whether you are looking to add a high-performing asset to your portfolio or find a home with space for everyone, this Temple bungalow is a must-see. Book your private showing today!