

# \$449,999 - 56 Templeridge Crescent, Calgary

MLS® #A2199325

**\$449,999**

4 Bedroom, 2.00 Bathroom, 1,253 sqft

Residential on 0.06 Acres

Temple, Calgary, Alberta

Welcome Home! This bright and beautifully maintained 3-bedroom home is perfectly situated across from a park, tennis courts, and baseball and soccer fields. Step into the inviting living room, where a charming wood-burning fireplace and a large bay window create a cozy yet spacious atmosphere. The kitchen features updated countertops and ample workspace, making it ideal for preparing family meals.

The main floor also boasts a renovated powder room and a spacious dining area, perfect for gatherings. Upstairs, you'll find a stunning 5-piece bathroom with double sinks, along with three generously sized bedrooms, including a primary suite with his-and-hers closets.

The fully developed basement offers even more space, featuring a family room, a versatile den/office currently used as a fourth bedroom, plenty of storage, and a convenient laundry room.

Step outside and soak up the sun in your west-facing backyard, complete with a patio—ideal for relaxing or entertaining. Don't miss out on this wonderful place to call home!



Built in 1979

## Essential Information

MLS® #                      A2199325

Price                         \$449,999

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,253                  |
| Acres          | 0.06                   |
| Year Built     | 1979                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 56 Templeridge Crescent |
| Subdivision | Temple                  |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y 4M4                 |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters, Pantry                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | Other   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |

|              |                                |
|--------------|--------------------------------|
| Construction | Metal Frame, Wood Frame, Other |
| Foundation   | Poured Concrete                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 61              |
| Zoning         | R-C2            |

### **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Save Max Avitos Real Estate Brokerage |
|----------------|---------------------------------------|

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