

# \$379,900 - 5608 Temple Drive Ne, Calgary

MLS® #A2240604

**\$379,900**

2 Bedroom, 2.00 Bathroom, 893 sqft

Residential on 0.06 Acres

Temple, Calgary, Alberta

\*\*\* OPEN HOUSE SATURDAY JULY 19TH 11AM - 1PM, AND SUNDAY JULY 20TH 11AM - 1PM \*\*\* Welcome to your next home, 5608 Temple Drive NE! This thoughtfully updated half duplex was designed for comfort, convenience, and long term peace of mind. This attractive 4 level split home welcomes you with a vaulted ceiling in the spacious living room, creating a bright and airy ambiance that enhances openness and welcomes loads of natural light. The kitchen features a fridge and stove both installed in 2020 and ample cabinet space to support everyday living. Many major systems in this home have been meticulously upgraded including a new roof installed in 2020, air conditioning (just needs freon), a furnace, and new water purifier, all installed in 2022, and a leaf-filter system with lifetime transferable warranty also installed in 2020 which all means new owners can relax knowing they won't face any surprises for years to come. Upstairs, you'll find two well-sized bedrooms and a full bathroom equipped with a Safe Step bathtub, perfect for seniors or anyone seeking enhanced accessibility. The lower levels include a convenient half bath, and potential for an amazing finished basement down the road. All toilets were also replaced in December 2022 for added reliability. A beautiful area for a garden also awaits you in the backyard as well as a huge patio space perfect for entertaining! The double garage adds a great parking or storage option to avoid those harsh Calgary



winters. The location is just unbeatable, youâ€™re just a one minute walk from No Frills, St. Thomas More School, and the shopping plaza, and a mere 30 seconds to Guy Weadick School, transit, and nearby parks. Whether youâ€™re a growing family, seniors seeking ease, or downsizers wanting low maintenance with stellar walkability, this Temple half-duplex offers a rare combination of quality updates, thoughtful layout, and prime location. Come make it yours today!

Built in 1980

**Essential Information**

MLS® #	A2240604
Price	\$379,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	893
Acres	0.06
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

**Community Information**

Address	5608 Temple Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y3Z7

**Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Off Street

# of Garages 2

### Interior

Interior Features Bathroom Rough-in, Vaulted Ceiling(s)  
Appliances Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator  
Heating Central, Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Exterior Entry, Partial, Partially Finished

### Exterior

Exterior Features Balcony, Private Entrance, Private Yard, Storage  
Lot Description Back Lane, Back Yard, Few Trees, Interior Lot, Other, See Remarks  
Roof Shingle  
Construction Concrete, Mixed, Vinyl Siding, Wood Frame, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed July 17th, 2025  
Days on Market 3  
Zoning RC-G

### Listing Details

Listing Office CIR Realty

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