

# \$449,999 - 40 Temple Place Ne, Calgary

MLS® #A2257318

**\$449,999**

4 Bedroom, 3.00 Bathroom, 1,202 sqft

Residential on 0.07 Acres

Temple, Calgary, Alberta

Welcome Home!

Renovated • Affordable • Move-In Ready

Tucked away on a quiet cul-de-sac, this charming 2-storey attached home offers incredible value with 3+1 bedrooms, 2.5 bathrooms, and a fully finished basement—perfect for families, first-time buyers, or investors.

? Upgrades & Features

Renovated kitchen with maple cabinets, quartz countertops, stainless steel appliances, and tile flooring

Laminate flooring throughout main level, stairs, and upper floor

Newer high-efficiency furnace, hot water tank, toilet seats & taps

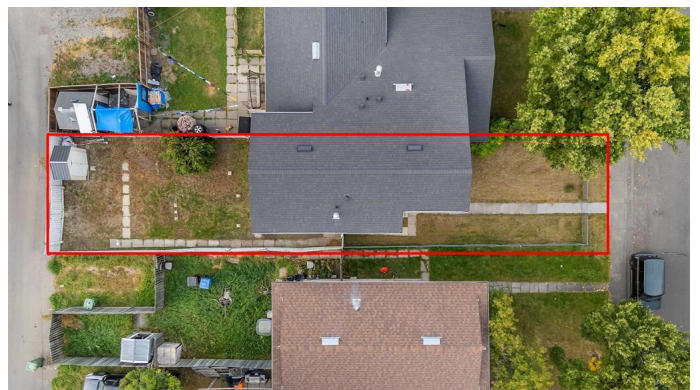
All windows and roof replaced in recent years

Bright & sunny living room with a large picture window

Open kitchen & dining area overlooking the oversized backyard with parking & RV gate

?? Layout

Upper Level: 3 bedrooms + full bath. Spacious



primary bedroom with a large closet & window.

Basement: Additional bedroom, rec room, full bathroom, and convenient stacked laundry.

### ?? Location Highlights

Walking distance to schools, playgrounds, shopping, and transit

5-minute walk to No Frills grocery store

8-minute walk to LRT station; easy access to Bus 303 & 57

Short drive to Village Square Leisure Centre & Library

This home truly checks all the boxes for comfort, value, and convenience.

?? Call today to book your private showing!

Built in 1977

### Essential Information

MLS® #	A2257318
Price	\$449,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,202
Acres	0.07
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address 40 Temple Place Ne

Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y3R9

### Amenities

Parking Spaces	2
Parking	Off Street, RV Access/Parking, Stall

### Interior

Interior Features	No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Playground, Storage
Lot Description	Back Lane, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 15th, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	Executive Real Estate Services
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