

# \$699,900 - 240 Templebow Place Ne, Calgary

MLS® #A2221214

**\$699,900**

5 Bedroom, 3.00 Bathroom, 1,236 sqft

Residential on 0.13 Acres

Temple, Calgary, Alberta

Welcome to this beautifully renovated bi-level home, perfectly located in a peaceful cul-de-sac. With quick possession available, you can move in and start enjoying this thoughtfully updated space right away. The main floor offers an open-concept layout with three spacious bedrooms, including a bright primary suite featuring a full 3-piece ensuite. The heart of the home is the chef's kitchen, complete with a large entertaining island, stainless steel appliances, and ample storage – ideal for hosting and everyday living. Just off the kitchen, patio doors lead to a stunning cedar deck overlooking a tranquil backyard retreat. Enjoy the soothing sounds of a waterfall pond surrounded by a lush, low-maintenance perennial garden – your own private escape. Inside, a cozy wood-burning fireplace creates the perfect ambiance for cooler evenings. Downstairs, the fully finished walkout basement features a convenient mudroom for when you come in from the garage, two additional bedrooms, a full bathroom, and a second wood-burning fireplace that adds warmth and charm. This level opens directly into the backyard, offering even more living space and flexibility for guests or family. A double insulated and heated garage is accessible from the paved alley and includes a charming 4 season sunroom. Exterior hardie board siding installed in 2023, roof 2018, garage roof 2025. Don't miss out on this great opportunity to call this house home, book a showing today!



Built in 1980

## Essential Information

MLS® #	A2221214
Price	\$699,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,236
Acres	0.13
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	240 Templebow Place Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5B3

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Other, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Garden, Pie Shaped Lot, Waterfall
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	21
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bravo Realty
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