

# \$625,000 - 344 Templeside Circle Ne, Calgary

MLS® #A2235061

## \$625,000

4 Bedroom, 3.00 Bathroom, 1,276 sqft

Residential on 0.13 Acres

Temple, Calgary, Alberta

Nestled in the heart of Temple's established and welcoming neighborhood, this beautifully maintained home offers the perfect blend of thoughtful updates and timeless value. Step inside and immediately feel at ease with major upgrades already completed for your peace of mind—including a new roof, water tank, and garage door, all in 2023. The furnace, updated in 2019, ensures comfort through Calgary's coldest winters, while the brand-new fence (May 2025) adds charm and privacy to your spacious backyard. The kitchen features elegant granite counters (2022) and a built-in microwave above the range, ideal for everyday convenience. Fresh paint throughout the dining, kitchen, and living room (2024) creates a bright and inviting atmosphere, enhanced by large bay windows and an abundance of natural light. Additional improvements include leaf filters (2023), fascia and eavestrough replacements (2021), and a newly redone driveway (August 2023). With a parking pad in the back, solid bones, and a layout full of potential, this move-in-ready gem is close to schools, shopping, and all essential amenities—offering both immediate comfort and long-term value. Book your showing today, as you do not want to miss out on this opportunity!

Built in 1977

## Essential Information



MLS® #	A2235061
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,276
Acres	0.13
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	344 Templeside Circle Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 3L9

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Natural Woodwork, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Built-In Oven, Electric Cooktop, Garburator
Heating	Natural Gas, Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Crawl Space

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Pie Shaped Lot, Few Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	70
Zoning	R-CG

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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