

# \$449,900 - 55 Templemont Drive Ne, Calgary

MLS® #A2238469

**\$449,900**

5 Bedroom, 4.00 Bathroom, 1,232 sqft  
Residential on 0.06 Acres

Temple, Calgary, Alberta

5 BEDS | 2 FULL & 2 HALF BATHS |  
PRIMARY WITH 2-PIECE ENSUITE | LVP  
FLOORING | WOOD-BURNING FIREPLACE |  
FULLY DEVELOPED BASEMENT |  
OVERSIZED DOUBLE DETACHED GARAGE  
| WALKING DISTANCE TO TRANSIT,  
SCHOOLS & SHOPPING | 10 MIN TO  
MCKNIGHT LRT Welcome to this

well-maintained home in the family-friendly  
community of Temple! This spacious property  
features 5 bedrooms, 2 full bathrooms, and 2  
half bathrooms, including a primary bedroom  
with its own 2-piece ensuite. The main and  
upper floors are finished with durable luxury  
vinyl plank (LVP) flooring, and the cozy  
wood-burning fireplace in the living room adds  
warmth and character. The fully developed  
basement offers 2 additional bedrooms and a  
full bathroom, providing excellent space for  
extended family, guests, or a home office  
setup. An oversized double detached heated  
garage ensures comfort during Calgary's™  
winter months. Ideally located within walking  
distance to transit, schools, and shopping, and  
just a 10-minute drive to McKnight LRT  
Station, this home blends comfort,  
functionality, and convenience.

Built in 1981

## Essential Information

MLS® #	A2238469
Price	\$449,900



Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,232
Acres	0.06
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	55 Templemont Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4Z5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	55
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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