

# \$515,000 - 92 Templeby Drive Ne, Calgary

MLS® #A2245689

**\$515,000**

3 Bedroom, 2.00 Bathroom, 1,208 sqft

Residential on 0.12 Acres

Temple, Calgary, Alberta

Situated in the family friendly community of Temple, this spacious bi-level detached home is sure to IMPRESS! This property has many features that you will LOVE, including the unique floor-plan with the living room located on the main floor level, and the OPEN CONCEPT layout with VAULTED CEILINGS featuring TWO skylights. The living room features a LARGE BAY WINDOW, allowing for lots of NATURAL light. The wood burning fireplace, located in the living room, FEATURES a GORGEOUS floor to ceiling STONE wall. The primary bedroom FEATURES an en-suite, and has direct access to the LARGE deck. The kitchen features lots of NATURAL light from both the large window and the patio sliding doors, which also connects to the LARGE deck. The lower level features a LARGE flex room and lots of storage space. Enjoy your PRIVATE fully fenced in backyard with no neighbours behind, and your OVERSIZED DOUBLE CAR GARAGE. Call your favourite realtor today for a viewing.

Built in 1981

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2245689  |
| Price     | \$515,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,208       |
| Acres          | 0.12        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 92 Templeby Drive Ne |
| Subdivision | Temple               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T1Y 5G8              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, High Ceilings, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Satellite TV Dish                   |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                   |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Wood Burning                                                                                            |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full, Partially Finished, Crawl Space                                                                   |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, Treed |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 3                |
| Zoning         | R-CG             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.