

# \$650,000 - 440 Templeton Road Ne, Calgary

MLS® #A2246544

**\$650,000**

5 Bedroom, 4.00 Bathroom, 1,970 sqft

Residential on 0.13 Acres

Temple, Calgary, Alberta

\*\*\*\*\*NEW PRICE for a NEW Market\*\*\*\*\*

Homes of this size “ over 1,900 square feet above grade ” are virtually unheard of in Temple and the surrounding area, especially ones that offer this level of space, comfort, and versatility. This massive two storey home is a standout, offering three spacious bedrooms upstairs, two full bathrooms on the upper level, a convenient two-piece powder room on the main floor, and an illegal basement suite with two bedrooms and a three-piece bath “ perfect for extended family, guests, or potential rental income. Step inside and you’ll appreciate the many upgrades, starting with the modernized kitchen featuring granite countertops, newer stainless steel appliances, and ample cabinet space. The main floor boasts lovely laminate flooring, a formal dining room, a welcoming living room, and a cozy family room complete with a fireplace “ ideal for both entertaining and relaxing. All the windows on the second level have been replaced recently as well. Your primary bedroom upstairs is ready for any "King Sized" bed and boasts it's own 3 pc ensuite. This home stays cosy and comfortable every winter, thanks to the 2 furnaces.

The illegal basement suite includes not only two bedrooms and a 3 pc bathroom, but also plenty of storage space “ keeping the rest of the home clutter-free. A separate "man door" entry into the garage provides the occupant of the illegal basement suite with separate



access. An attached double car garage adds even more convenience.

But the showstopper? The two-tiered patio area in this gorgeous backyard – a private oasis that’s perfect for summer evenings, gardening, or just unwinding with a book under the retractable awning. Homes like this – with this size, layout, and flexibility – simply don't come by often. And at this price? May this opportunity yours.

Built in 1981

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246544    |
| Price          | \$650,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,970       |
| Acres          | 0.13        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 440 Templeton Road Ne |
| Subdivision | Temple                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T1Y 4L9               |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |

# of Garages 2

## Interior

Interior Features No Animal Home, No Smoking Home, Storage  
Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Natural Gas, Mid Efficiency  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Brick Facing, Family Room  
Has Basement Yes  
Basement Full

## Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Irregular Lot, Landscaped, Lawn, Reverse Pie Shaped Lot, Treed  
Roof Asphalt Shingle  
Construction Wood Frame, Brick, Wood Siding  
Foundation Poured Concrete

## Additional Information

Date Listed August 7th, 2025  
Days on Market 98  
Zoning R-CG

## Listing Details

Listing Office TREC The Real Estate Company

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