

# \$549,900 - 43 Templegreen Place Ne, Calgary

MLS® #A2222535

**\$549,900**

3 Bedroom, 2.00 Bathroom, 1,173 sqft  
Residential on 0.13 Acres

Temple, Calgary, Alberta

**SPACIOUS 4-LEVEL SPLIT WITH  
AIR-CONDITIONING ON A LARGE  
PIE-SHAPED LOT, WITH HEATED GARAGE  
& RV PARKING\*\*\***

This charming four-level split offers 1,577 SQ.FT. OF TOTAL LIVING SPACE, with 3 BEDROOMS and 2 FULL BATHROOMS, all situated on a generous 5,586 SQ.FT. PIE-SHAPED LOT. Located on a quiet cul-de-sac in the popular neighbourhood of Temple, this home offers unique architectural detailing and great outdoor space. \*\*\* Inside, youâ€™re welcomed by a tiled front entry with VAULTED CEILINGS that lead into a bright, open living area. HARDWOOD FLOORS span the main level, and the living room features vaulted ceilings, a WOOD-BURNING FIREPLACE, and a large window that looks out over the treed front yard. The kitchen is equipped with shaker-style cabinets, STAINLESS STEEL APPLIANCES including a GAS STOVE and hood fan, and flows seamlessly into the dining area. Built-in cabinets offer excellent storage, and patio doors open to a front deck with a gas line for your BBQâ€™plus, the BBQ is included. Upstairs, the home offers a flexible bonus room or den perfect for an office. The generous primary bedroom, with patio doors leading out to the private deck, features a large walk-in closet, and an ensuite bathroom. On the lower level you will find two comfortable bedrooms with newer vinyl windows, a full bathroom, and a linen closet. And in the



basement, there is a spacious recreation room great for movie nights and kids play area. The laundry room and utility area feature an industrial laundry sink, a fold-down ironing board, central vacuum system, a recently serviced furnace (2024), and plenty of storage space.

In the fenced backyard there are two lawned areas, a patio with a hookup ready for a hot tub, hot and cold outdoor taps, a greenhouse, and rear parking long enough to accommodate a 30-foot RV. Thereâ€™s also a heated double detached garage (24' x24') with back lane access.

This property provides easy access to transit, shopping, and amenities, and is located just around the corner from the Temple Community Association and two Elementary schools. Book a showing today with your favourite Realtor and find out why this could be a smart move for you!

Built in 1979

**Essential Information**

MLS® #	A2222535
Price	\$549,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,173
Acres	0.13
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	43 Templegreen Place Ne
Subdivision	Temple

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4Z2

### Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Heated Garage, RV Access/Parking, Garage Faces Rear, RV Gated
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Lawn, Level, Pie Shaped Lot, Triangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 19th, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	2% Realty
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