

\$475,000 - 9 Templeton Bay Ne, Calgary

MLS® #A2229778

\$475,000

3 Bedroom, 2.00 Bathroom, 902 sqft

Residential on 0.07 Acres

Temple, Calgary, Alberta

Welcome to this beautifully renovated property in the desirable community of Temple! The main level features an open floor plan, a well appointed kitchen with REFINISHED cabinets, stainless steel appliances and gorgeous wood countertops. There are 2 generously sized bedrooms and a fully RENOVATED 4-pc bathroom with NEW tub, tub surround, vanity, flex hoses and mirror. The basement features an ILLEGAL SUITE with it's own kitchen, 1 additional bedroom and another fully RENOVATED 4-pc bathroom also with a NEW tub, vanity and tile. The entire home has been FRESHLY PAINTED! Over the years, the home has received many UPDATES including a newer roof, windows, high-quality blinds, furnace, water tank, washer and dryer. With a spacious backyard and NO CONDO FEES, this is an ideal home for a first time home buyers or investors alike. Conveniently located within a short drive to the Anne Foote school (K-6), multiple shops, grocery stores, restaurants and within a 20 minute drive to downtown Calgary, this home is a must-see! Call to book your private showing today.

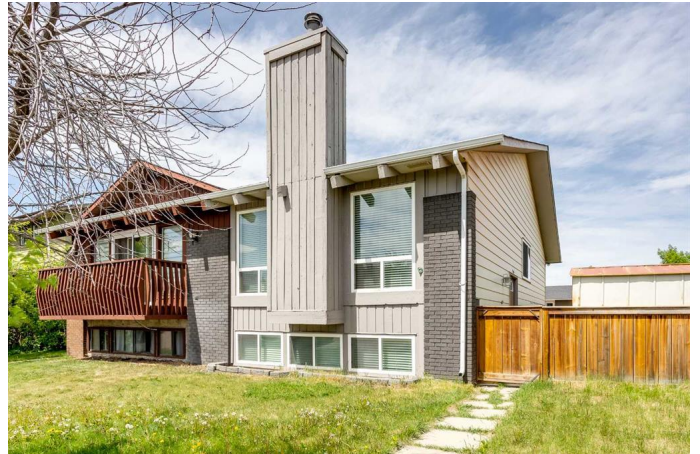
Built in 1981

Essential Information

MLS® # A2229778

Price \$475,000

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 902 |
| Acres | 0.07 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 9 Templeton Bay Ne |
| Subdivision | Temple |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T1Y4Y4 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 2 |
| Parking | Off Street |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Wood Counters |
| Appliances | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Irregular Lot, Lawn |
| Roof | Asphalt Shingle |

| | |
|--------------|--------------------------------|
| Construction | Brick, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 17th, 2025 |
| Days on Market | 15 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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