

# \$389,000 - 8, 12 Templewood Drive Ne, Calgary

MLS® #A2230662

**\$389,000**

3 Bedroom, 3.00 Bathroom, 1,129 sqft

Residential on 0.00 Acres

Temple, Calgary, Alberta

Finding something affordable that doesn't need a total overhaul?

Well, that's rare.

But this one? Fully renovated, move-in ready, and perfect whether you're buying your first home or adding to your portfolio.

This townhome punches way above its price point.

You've got nearly 1,700 square feet of stylish, practical living space in a clean, well-managed complex - with your own private backyard and parking right out front.

The living room is bright, airy, and fresh, thanks to big windows and a full renovation that actually makes you want to stay home.

Into the kitchen - quartz counters, stainless steel appliances, tons of cabinet space - this isn't your typical budget kitchen.

It feels modern, it's functional, and it flows right into a proper dining space with room for everyone.

Plus a sleek half-bath right on the main floor.

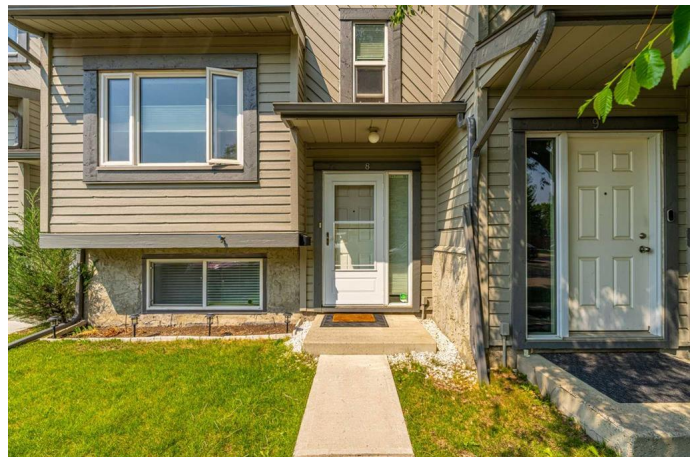
Handy and updated.

Upstairs you'll find three great-sized bedrooms, no tiny closets or awkward layouts here.

And the full bathroom? Clean, updated, and ready for day one.

Downstairs, the fully developed basement gives you options to set up a rec room, gym, office, or easily create a 4th bedroom with the 4-piece bathroom already in place.

Laundry and extra storage are tucked neatly in too.



And yes, thereâ€™s a private fenced yard.  
Perfect for pets, summer hangouts, or just  
enjoying a little space of your own.

And with air conditioning and upgraded  
heating for better air quality, this homeâ€™s  
been designed for comfort year-round.  
This is one of those rare finds that actually  
delivers. Updated, functional, affordable, and  
in a location close to schools, shopping,  
playgrounds, and transit.  
So if youâ€™re tired of seeing listings that  
disappoint in person, come check this one out.  
You wonâ€™t be disappointed.

Built in 1978

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2230662      |
| Price          | \$389,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,129         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 8, 12 Templewood Drive Ne |
| Subdivision | Temple                    |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T1Y 4R7                   |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |
| # of Garages   | 1     |

### Interior

|                   |                                                                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters                                                                                              |
| Appliances        | Central Air Conditioner, Convection Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, Humidifier, Microwave Hood Fan, Window Coverings, ENERGY STAR Qualified Washer |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                                                                                                              |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance                                    |
| Lot Description   | Backs on to Park/Green Space, Lawn, Low Maintenance Landscape |
| Roof              | Shingle                                                       |
| Construction      | Wood Frame                                                    |
| Foundation        | Poured Concrete                                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | M-C1 d100       |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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