

# \$599,000 - 88 Templewood Road Ne, Calgary

MLS® #A2237429

**\$599,000**

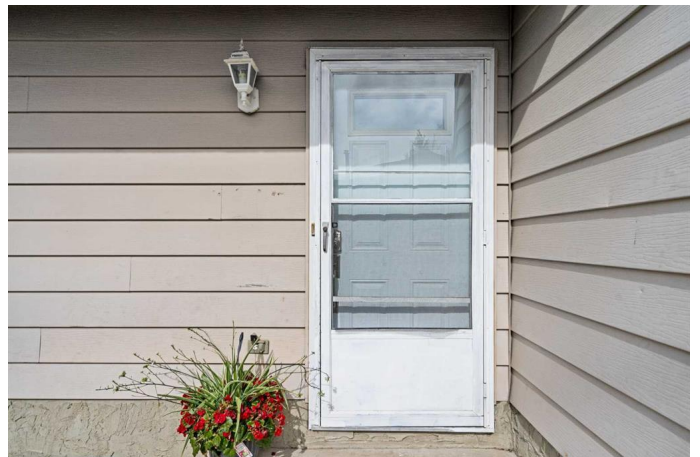
5 Bedroom, 2.00 Bathroom, 1,109 sqft

Residential on 0.12 Acres

Temple, Calgary, Alberta

Welcome to this well-maintained 5 bedroom bungalow with LEGALLY SUITED BASEMENT! Great opportunity for investors or families. Many renovations have gone into this phenomenal house, including a redesigned kitchen embracing a modern open concept on the main level. Kitchen features custom designed cabinetry, breakfast bar, spacious tower pantry around fridge and tons of "no bump"™ drawer space, energy efficient windows are installed throughout the entire house. Roof is only 3 years old! Main bathroom incorporates a granite counter. House features 2 electric fireplaces and large shared laundry room. Newer laminate floor was installed in the master bedroom and main living area and kitchen. The basement kitchen features brand new vinyl floors as well. The fully developed basement presents a self-contained 2-bedroom LEGAL SUITE with a separate entrance. Check out the oversized 2-car garage, a quiet and secluded backyard, large patio, and extra RV-size off-street parking pad. An Excellent location on a quiet street, within a 3 min walk through "no vehicles" walkway to nearby schools. The house is currently rented (down) with good long term tenants. Excellent cashflow property and easy to rent. Don't miss this opportunity to own in this sought after community. Call your favourite realtor and book a showing before its gone!

Built in 1979



## Essential Information

MLS® #	A2237429
Price	\$599,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,109
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	88 Templewood Road Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4G9

## Amenities

Parking Spaces	2
Parking	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Oversized
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes

Basement	Full, Suite
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## Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Level
Roof	Asphalt
Construction	Wood Siding, Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 11th, 2025
Days on Market	59
Zoning	R-C1

## Listing Details

Listing Office	Real Estate Professionals Inc.
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