

# \$470,000 - 48 Templeridge Crescent Ne, Calgary

MLS® #A2242387

**\$470,000**

3 Bedroom, 3.00 Bathroom, 1,215 sqft

Residential on 0.06 Acres

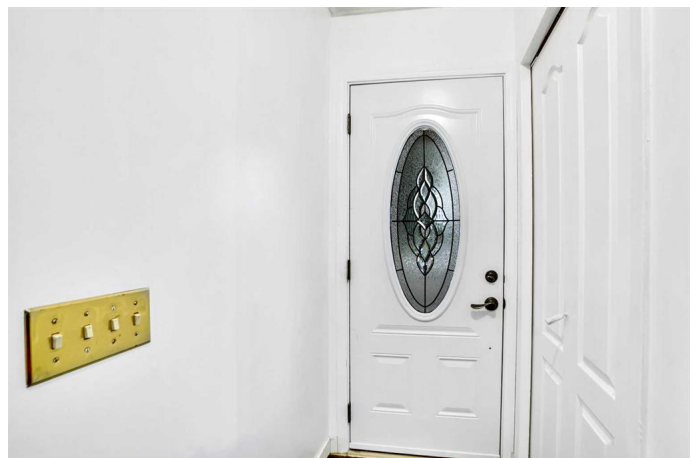
Temple, Calgary, Alberta

Welcome to this beautifully updated 2-storey semi-detached home located on a quiet, family-friendly street in the heart of Temple. Offering nearly 1,300 sq ft of living space, this home features 3 spacious bedrooms, 2.5 bathrooms, and stylish laminate flooring throughout. The bright and airy main floor boasts oversized windows that flood the generous living room with natural light. Upstairs, you'll find three well-sized bedrooms and a full 4-piece bathroom—ideal for families. The fully developed basement adds even more space with a large rec room, another full 4-piece bath, and a dedicated storage area. Enjoy outdoor living in the private, low-maintenance backyard, and take advantage of the large rear double detached garage for ample parking. Conveniently located close to schools, parks, playgrounds, shopping, dining, and public transit. This move-in ready home blends comfort, functionality, and a fantastic location—book your private showing today!

Built in 1978

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2242387  |
| Price      | \$470,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,215                  |
| Acres          | 0.06                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 48 Templeridge Crescent Ne |
| Subdivision | Temple                     |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T1Y 4M4                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Built-in Features, No Animal Home, No Smoking Home           |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full                                               |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Playground               |
| Lot Description   | Back Lane, Front Yard    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 22nd, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 45   |
| Zoning         | R-CG |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.