

# \$499,900 - 55 Templemont Drive Ne, Calgary

MLS® #A2220761

## \$499,900

5 Bedroom, 4.00 Bathroom, 1,232 sqft  
Residential on 0.06 Acres

Temple, Calgary, Alberta

Welcome to this well-maintained home in the family-friendly community of Temple! This spacious property features 5 bedrooms, 2 full bathrooms, and 2 half bathrooms, including a primary bedroom with its own 2-piece ensuite. The main and upper floors are finished with durable luxury vinyl plank (LVP) flooring, and the cozy wood-burning fireplace in the living room adds warmth and character. The fully developed basement offers 2 additional bedrooms and a full bathroom, providing excellent space for extended family, guests, or a home office setup. An oversized double detached heated garage ensures comfort during Calgary’s winter months. Ideally located within walking distance to transit, schools, and shopping, and just a 10-minute drive to McKnight LRT Station, this home blends comfort, functionality, and convenience.

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2220761  |
| Price          | \$499,900 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 2         |
| Half Baths     | 2         |
| Square Footage | 1,232     |
| Acres          | 0.06      |



|            |                        |
|------------|------------------------|
| Year Built | 1981                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 55 Templemont Drive Ne |
| Subdivision | Temple                 |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T1Y 4Z5                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                    |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Central                                                            |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Wood Burning                                                       |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 13th, 2025 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 31   |
| Zoning         | R-CG |

## **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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