

# \$449,000 - 64 Templeby Way Ne, Calgary

MLS® #A2238951

**\$449,000**

4 Bedroom, 2.00 Bathroom, 1,209 sqft

Residential on 0.06 Acres

Temple, Calgary, Alberta

OPEN HOUSE \*\*\* Saturday 3 - 5, Sunday 1 - 3 PM\*\*\*. Welcome to this stylish and move-in-ready 2-storey home located in a prime location in Temple, just steps away from schools, shopping, parks, and public transit. With 4 bedrooms, 1.5 bathrooms, and a fully finished basement, this home offers the perfect combination of comfort, functionality, and convenience. The main floor features a bright, open layout with new laminate flooring (2023), a spacious living area, and a modern kitchen equipped with granite countertops, tile backsplash, updated cabinetry, and stainless steel appliances. A convenient half bathroom completes the main level. Upstairs, you'll find four generously sized bedrooms and a full 4-piece bathroom—ideal for growing families. The finished basement includes a cozy family room, perfect for relaxing, entertaining, or creating a kids' play space or home office. Enjoy the outdoors in the large fenced backyard, with plenty of space for gardening, play, or future garage development. Recent upgrades include a new furnace, a newer roof, and stylish modern finishes throughout.

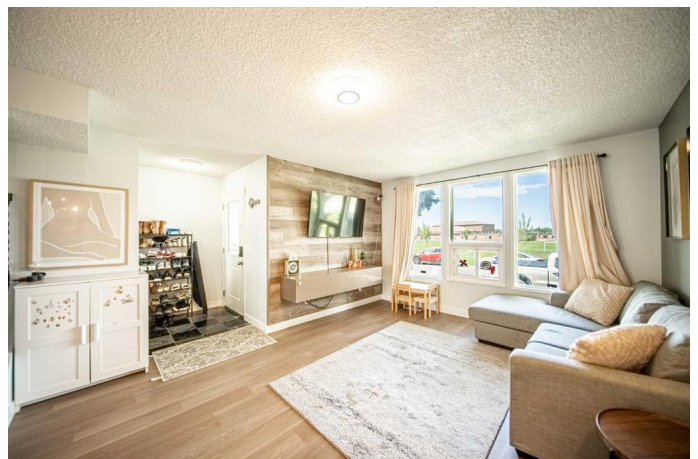
Built in 1980

## Essential Information

MLS® # A2238951

Price \$449,000

Bedrooms 4



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,209       |
| Acres          | 0.06        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 64 Templeby Way Ne |
| Subdivision | Temple             |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T1Y5N8             |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters          |
| Appliances        | Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Fire Pit        |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 2               |
| Zoning         | R-CG            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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