

# \$549,000 - 7 Templemont Way Ne, Calgary

MLS® #A2242065

**\$549,000**

4 Bedroom, 2.00 Bathroom, 1,123 sqft

Residential on 0.09 Acres

Temple, Calgary, Alberta

START THE CAR - Incredible value for this beautifully maintained home in Temple! Located on a quiet street, this property has sturdy stucco and brick exterior and offers easy access to all amenities. Immaculate condition with all the expensive, big ticket items replaced for you! The main floor boasts newer windows, a charming kitchen and a cozy wood burning fireplace. All 3 bedrooms are spacious and there is a patio door leading out to your sunny, South-facing deck. SEPARATE ENTRANCE to the basement, which features a large family room, 4th bedroom (window not egress) and 3-pc washroom with updated walk-in shower. Storage room comes equipped with a stand-up freezer. There is an OVERSIZED (24x22 ft) DOUBLE CAR GARAGE and storage shed in the backyard. Other updates include: NEW HOT WATER TANK (2025), NEW SHINGLES ON GARAGE (2024), NEWER WINDOWS, HIGH EFFICIENCY FURNACE, WATER SOFTENER & WATER PURIFIER. This is a wildly convenient location, near schools, parks, shopping, doctors and major roadways. And the street itself is home to friendly, longterm neighbours. You will love living here. Book a showing before it's too late! \*CHECK OUT THE 3D VIRTUAL TOUR\*

Built in 1979

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2242065    |
| Price          | \$549,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,123       |
| Acres          | 0.09        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 7 Templemont Way Ne |
| Subdivision | Temple              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T1Y 5C1             |

### Amenities

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

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Separate Entrance, Storage                                                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Water Purifier, Water Softener |
| Heating           | Forced Air, High Efficiency                                                                                                                                  |
| Cooling           | None                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                          |
| # of Fireplaces   | 2                                                                                                                                                            |
| Fireplaces        | Wood Burning                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                               |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Other                                                              |
| Lot Description   | Back Lane, Interior Lot, Landscaped, Level, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Brick, Stucco                                                      |
| Foundation        | Poured Concrete                                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 20              |
| Zoning         | R-CG            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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