

# \$485,000 - 42 Templeby Way Ne, Calgary

MLS® #A2189155

**\$485,000**

4 Bedroom, 2.00 Bathroom, 1,205 sqft

Residential on 0.08 Acres

Temple, Calgary, Alberta

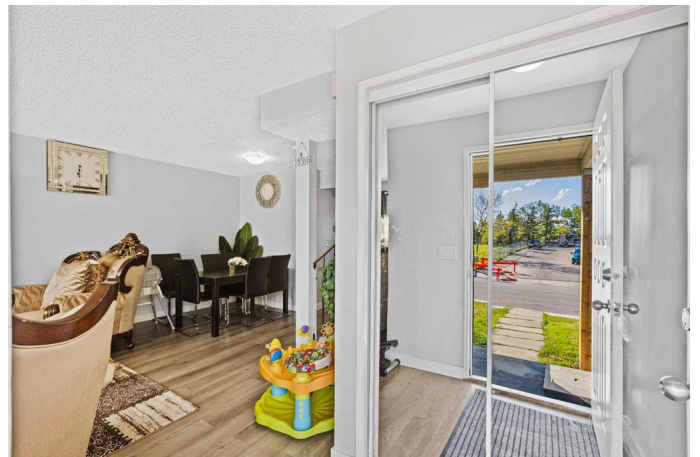
A charming and spacious family home nestled in a welcoming and convenient neighborhood. Featuring 4 bedrooms and 1.5 baths, this property is perfectly suited for families of all sizes.

Step inside to enjoy an open floor plan that radiates warmth and comfort. The well-appointed kitchen boasts modern appliances and ample counter space, effortlessly flowing into the living and dining areas. This setup is ideal for family gatherings and entertaining, ensuring everyone feels connected.

The upper level offers three cozy bedrooms filled with natural light, generous closet space, along with a bathroom, providing tranquil havens for rest. The full basement adds versatility, complete with an additional bedroom that can function as a guest room, office, or playroom.

Outside, the backyard stands out as a highlight, offering the perfect venue for BBQs, outdoor dining, and recreation. It's a fantastic space for children to play, pets to roam, or hosting summer gatherings with loved ones.

Combining comfort, convenience, and charm, this home is an ideal retreat for any family. Don't miss your chance to make it yours—schedule a showing today and



experience its appeal firsthand!

Built in 1980

### **Essential Information**

MLS® #	A2189155
Price	\$485,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,205
Acres	0.08
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	42 Templeby Way Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5N8

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Granite Counters, Ceiling Fan(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Storage
Lot Description	Back Lane, Rectangular Lot, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	January 22nd, 2025
Days on Market	88
Zoning	R-CG

**Listing Details**

Listing Office	PropZap 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.