

# \$449,999 - 40 Temple Place Ne, Calgary

MLS® #A2257318

**\$449,999**

4 Bedroom, 3.00 Bathroom, 1,202 sqft

Residential on 0.07 Acres

Temple, Calgary, Alberta

Welcome Home!

Renovated & Affordable & Move-In Ready

Tucked away on a quiet cul-de-sac, this charming 2-storey attached home offers incredible value with 3+1 bedrooms, 2.5 bathrooms, and a fully finished basement—perfect for families, first-time buyers, or investors.

? Upgrades & Features

Renovated kitchen with maple cabinets, quartz countertops, stainless steel appliances, and tile flooring

Laminate flooring throughout main level, stairs, and upper floor

Newer high-efficiency furnace, hot water tank, toilet seats & taps

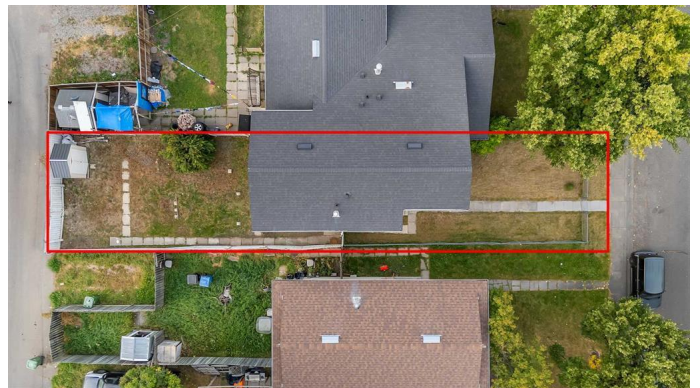
All windows and roof replaced in recent years

Bright & sunny living room with a large picture window

Open kitchen & dining area overlooking the oversized backyard with parking & RV gate

?? Layout

Upper Level: 3 bedrooms + full bath. Spacious



primary bedroom with a large closet & window.

Basement: Additional bedroom, rec room, full bathroom, and convenient stacked laundry.

### ?? Location Highlights

Walking distance to schools, playgrounds, shopping, and transit

5-minute walk to No Frills grocery store

8-minute walk to LRT station; easy access to Bus 303 & 57

Short drive to Village Square Leisure Centre & Library

This home truly checks all the boxes for comfort, value, and convenience.

?? Call today to book your private showing!

Built in 1977

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2257318               |
| Price          | \$449,999              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,202                  |
| Acres          | 0.07                   |
| Year Built     | 1977                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

Address 40 Temple Place Ne

|             |         |
|-------------|---------|
| Subdivision | Temple  |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T1Y3R9  |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Off Street, RV Access/Parking, Stall |

### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | No Smoking Home, Quartz Counters                         |
| Appliances        | Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                               |
| Cooling           | None                                                     |
| Has Basement      | Yes                                                      |
| Basement          | Finished, Full                                           |

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 7                    |
| Zoning         | R-CG                 |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|

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